



**Bowness Avenue, Sompting Lancing BN15 9TS**



**welcome to**

**Bowness Avenue, Sompting Lancing**

Located close to local amenities, this beautifully presented home benefits from 2 double bedrooms with built in storage, an en-suite to the master bedroom and driveway parking. The property has a garage, a summer house, and a modern kitchen.

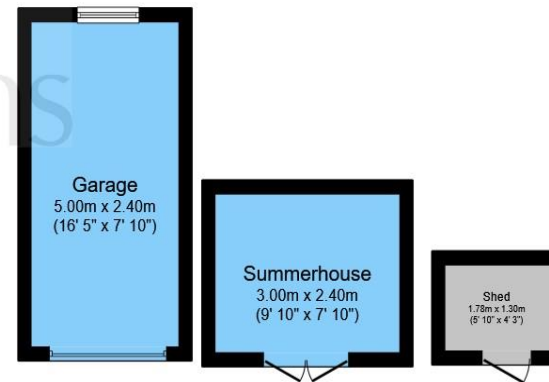




**Ground Floor**



**First Floor**



**Outbuilding**

## Hall

## Lounge

9' 10" x 9' 10" ( 3.00m x 3.00m )

## Kitchen

10' 6" x 7' 10" ( 3.20m x 2.39m )

## Sun Room

19' 8" x 7' 10" ( 5.99m x 2.39m )

## Office

7' 10" x 4' 7" ( 2.39m x 1.40m )

## Shower Room

7' 3" x 6' 7" ( 2.21m x 2.01m )

## Bedroom2

14' 5" x 9' 10" ( 4.39m x 3.00m )

## Bedroom1

21' x 10' 10" ( 6.40m x 3.30m )

## Ensuite

7' 3" x 5' 11" ( 2.21m x 1.80m )

## Garage

16' 5" x 7' 10" ( 5.00m x 2.39m )

## Summerhouse

9' 10" x 7' 10" ( 3.00m x 2.39m )

Total floor area 107.2 m<sup>2</sup> (1,154 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Bowness Avenue, Sompting Lancing

- GUIDE PRICE £400,000-£425,000
- Semi Detached Chalet Bungalow
- En Suite to Master Bedroom
- double driveway
- single garage

Tenure: Freehold EPC Rating: C

guide price

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCG105862 - 0008

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