



**Western Road,Sompting Lancing BN15 8RX**



**welcome to**

## **Western Road, Sompting Lancing**

Fox & Sons are delighted to present this family home for sale. It is located close to the sea and offers a bright living space, three double bedrooms (one with ensuite) and views looking towards the beach, local nature park and the South Downs. There is also a well-presented landscaped rear garden.



Fox & Sons are delighted to present this three-bedroom family home to the market. Situated on Western Road, with ample off-road parking and close to the beach and Brooklands Park, this property is a prime location for coastal living.

To the front of the property is a mature garden with a tropical feel, with a driveway for several cars leading to the garage/workshop. An enclosed porch leads you to a large hallway, ideal as an office space, from which is a bright lounge at the front of the property. There is a dining room with an open fireplace and patio doors into the garden and a fitted modern kitchen with a bespoke mobile island unit and a separate utility room. A cloakroom WC completes the downstairs accommodation.

The private and spacious rear garden with mature planting has been recently landscaped with a covered seating area on the paved patio, and separate laid lawn. There is built in lighting and adequate shed storage, and large capacity for rainwater harvesting.

On the first floor you will find the contemporary family bathroom. There are two double bedrooms on the first floor, both boasting a south facing balcony with a view of the nature park and Lancing beach, with an en-suite to the master bedroom.

On the top floor there is another double bedroom, with Velux windows offering a view over the beach and park.

The property benefits from full double glazing, insulated ground floor and has solar panelling to help keep energy bills low.

## **Porch**

## **Hall**

## **Lounge**

13' 11" x 12' 3" ( 4.24m x 3.73m )

## **Kitchen**

13' 6" x 10' 2" ( 4.11m x 3.10m )

## **Dining Room**

14' x 12' 5" ( 4.27m x 3.78m )

## **Utility**

12' 6" x 11' 5" ( 3.81m x 3.48m )

## **W.C.**

## **Bedroom 1**

11' 8" x 11' 7" ( 3.56m x 3.53m )

## **Ensuite To Bedroom 1**

8' 3" x 6' ( 2.51m x 1.83m )

## **Bedroom 2**

11' 7" x 11' 6" ( 3.53m x 3.51m )

## **Bathroom**

10' 6" x 8' 6" ( 3.20m x 2.59m )

## **Bedroom 3**

17' 8" x 10' ( 5.38m x 3.05m )



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## Western Road, Sompting Lancing

- No Onward Chain
- Landscaped Rear Garden
- Views of the sea and Brooklands Nature Park
- South facing balconies to bedrooms 1&2
- Ensuite to master bedroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LCG106443 - 0009

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