



Western Road, Sompting, Lancing, BN15 8RX

fox & sons

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 the beach, with an en-suite to the master bedroom.

On the top floor there is another double bedroom, with Velux widows 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)



view this property online fox-and-sons.co.uk/Property/LCG106443



welcome to

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



view this property online fox-and-sons.co.uk/Property/LCG106443

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
LCG106443 - 0016



01903 766041



Lancing@fox-and-sons.co.uk



8/10 North Road, LANCING, West Sussex,
BN15 9AE



fox-and-sons.co.uk