

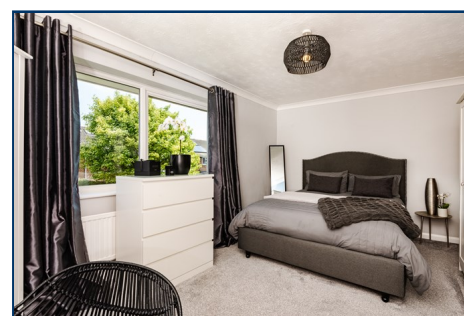
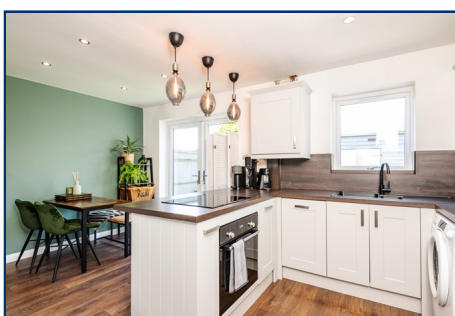
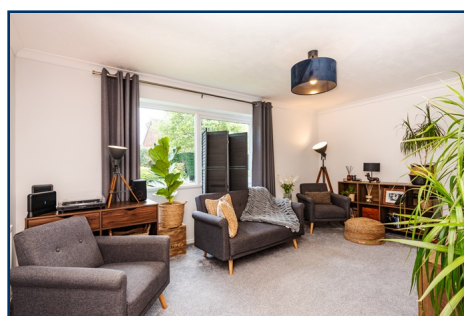


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## IMMACULATE TWO BEDROOM SEMI DETACHED HOUSE IN FAVOURED LOCATION

- Two Bedrooms
- 16'3 Lounge
- Modern Kitchen Dining Room
- Contemporary Shower Room
- Immaculate Throughout
- Double Glazing & GFCH
- No Forward Chain
- Viewing Highly Recommended

**£349,995 FREEHOLD**

Helping you find your home



Ian Watkins Estate Agents are pleased to offer for sale this lovely two bedroom semi-detached house in Sompting, Lancing. The accommodation offers modern living and is immaculate throughout and features a superb modern kitchen/dining room, 16'3 lounge and a contemporary shower room. There is plenty of scope to extend into the loft, subject to planning. Outside there is a well kept front garden, an enclosed rear garden, and a garage in the compound. Other features include double glazing and gas central heating. There is no forward chain and viewing is highly recommended.

Accommodation in brief comprises:

**ENTRANCE**

Double glazed front door with double glazed side window to -

**ENTRANCE HALL**

Feature wood effect flooring, under stairs cupboard.

**KITCHEN/DINING - 4.93m x 2.97m (16' 2" x 9' 9")**

Kitchen area with an excellent range of modern fitted units comprising of one and a half bowl single drainer sink unit with mixer tap and cupboards under, work top surface adjacent with cupboards under and eye level cupboards above, integrated fridge freezer, further work top surface with cupboards and drawers under, fitted Bosch oven and Bosch hob, cupboard housing Glow worm gas fired boiler, just a year old and with a ten year warranty, providing domestic hot water and central heating, double glazed window, flat ceiling with down lights. The dining area has a breakfast bar, radiator, a large walk in larder with shelving, flat ceiling with down lights and double glazed double doors providing access to the rear garden.



kitchen/Dining

**LOUNGE - 4.95m x 3.23m (16' 3" x 10' 7")**

Double glazed window, coved and textured ceiling, radiator.

**FROM THE ENTRANCE HALL STAIRS LEADING TO**

**FIRST FLOOR LANDING**

Hatch to roof space, double glazed window, built in storage cupboard with shelving, textured ceiling.

**BEDROOM ONE - 4.95m x 3.25m (16' 3" x 10' 8")**

Double glazed window, radiator, spacious built in wardrobe with hanging rail and shelving, coved and textured ceiling.

**BEDROOM TWO - 3.15m x 2.77m (10' 4" x 9' 1")**

Double glazed window, radiator, coved and textured ceiling, airing cupboard with hot water tank and slatted shelving.

**SHOWER ROOM**

Tiled step in shower area with over head shower, double glazed frosted window, feature tiled flooring, heated towel rail, vanity unit with inset wash hand basin with display shelf and cupboards under, low level W.C, shaver point, flat ceiling with down lights and extractor.

**OUTSIDE**

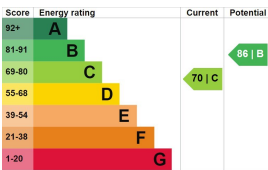
**REAR GARDEN**

Attractive garden which is part lawned and part paved with borders, garden shed, gate providing access to the side and front of the property.

**FRONT GARDEN**

Laid to lawn with surround plant, shrub and hedge borders, side garden gate.

**GARAGE IN COMPOUND**



Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.