



PEAR
PROPERTIES



Test Road, Sompting
Lancing

Offers Over £280,000



51 Test Road

Sompting, Lancing

Well presented 2 bed terraced house with open plan living, modern kitchen, garde, built in storage, stylish bathroom, double glazing, and no onward chain.

Convenient location.

Council Tax band: B

Tenure: Freehold

- Large Rear Garden
- Spacious Kitchen With Door To Garden
- Open Plan Living & Dining Room
- Lots of Natural Light Throughout
- Large Master Bedroom With Built In Wardrobes
- Dedicated workspace in bedroom
- Bathroom With Bath & Separate Shower
- Double Glazing & Gas Central Heating
- No Chain
- Convenient Location For Shops & Schools



Kitchen

10' 6" x 9' 0" (3.19m x 2.75m)

A range of wall and base units with space for appliances, window and door overlooking garden with lots of light.

Living Room/Dining Room

21' 7" x 8' 11" (6.58m x 2.73m)

A large living space with room for a lounge area at the front with a large window, with a separate dining area with doors opening to the garden.

Bedroom 1

8' 6" x 18' 5" (2.59m x 5.62m)

A large master bedroom with built in wardrobes and lots of space for furniture.

Bedroom 2

10' 4" x 8' 10" (3.14m x 2.70m)

A second double room with a window overlooking the garden.

Bathroom

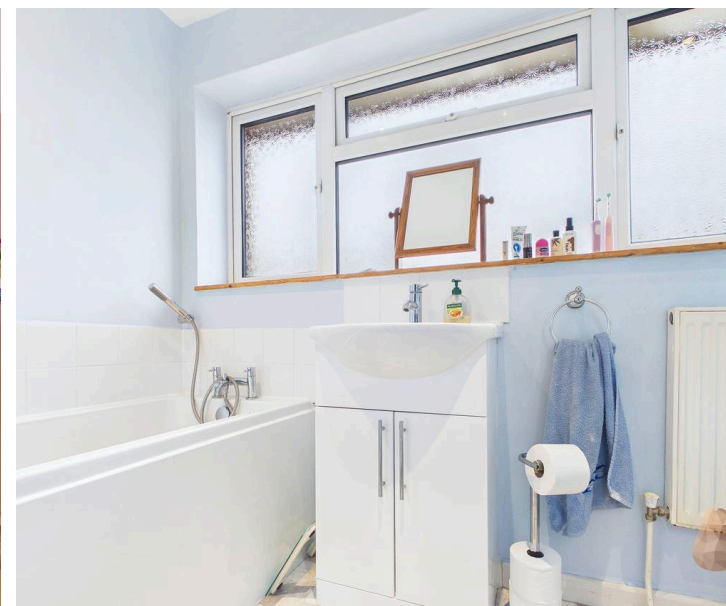
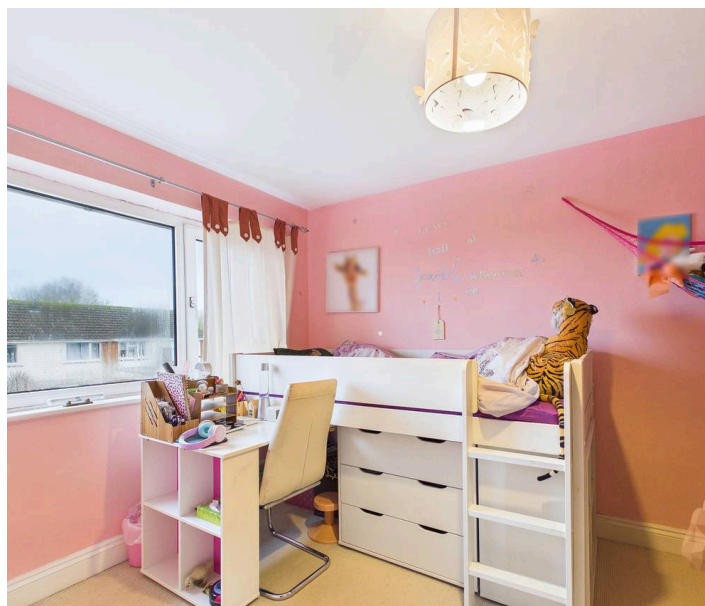
5' 7" x 9' 0" (1.69m x 2.75m)

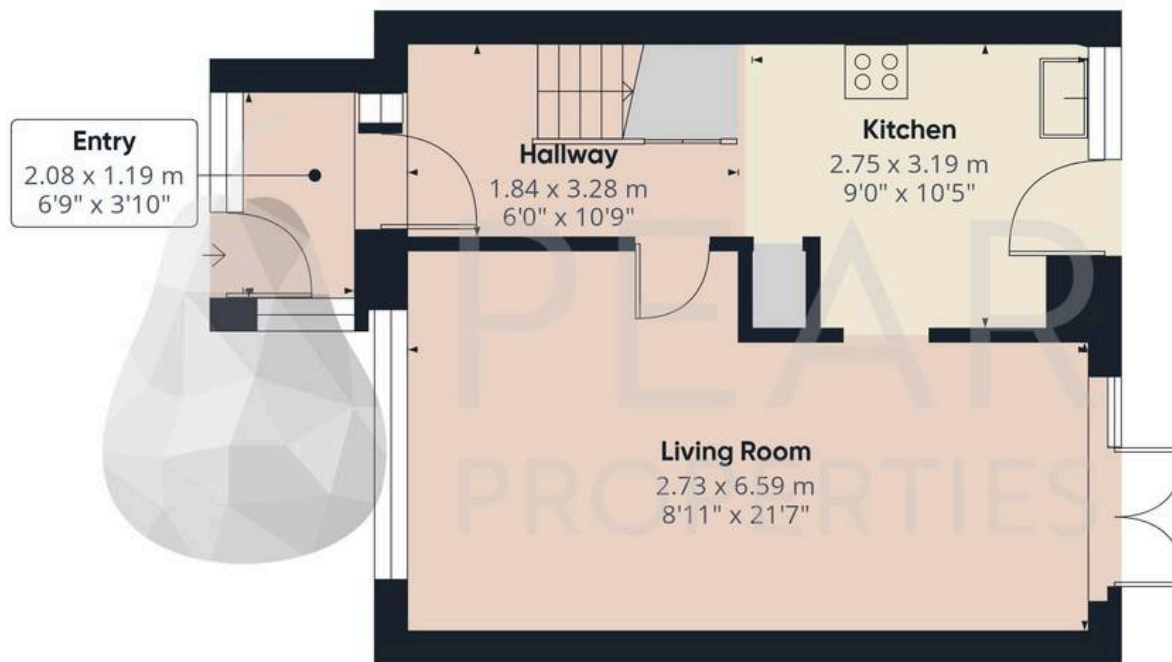
A 4 piece bathroom with a separate shower and vanity wash basin.



GARDEN

Spacious garden with a rear gate, mainly laid to lawn.



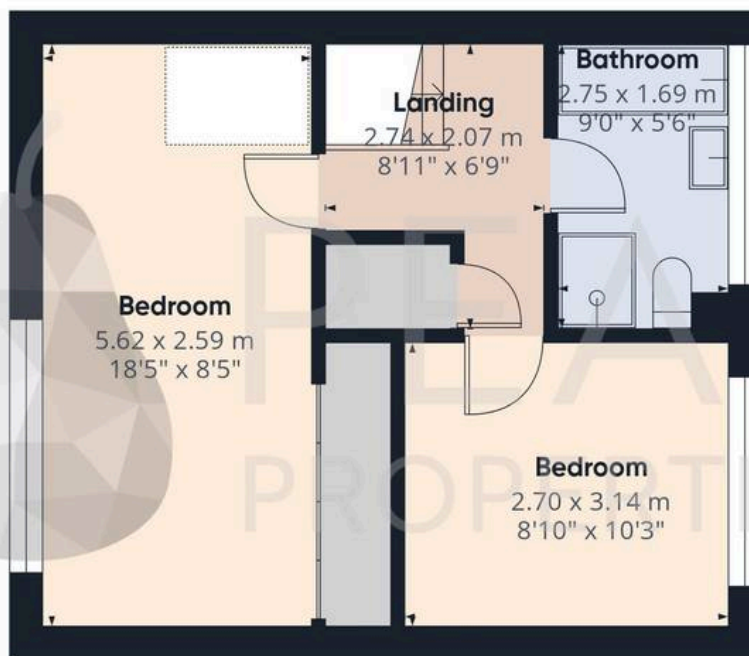


Ground Floor

Approximate total area⁽¹⁾

72.5 m²

780 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties

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