



Sylvan Road, Sompting
Lancing





Sylvan Road

Sompting, Lancing

Extended end terrace with 4 double bedrooms, loft room, open plan kitchen, ground floor bedroom and bath, off-road parking, large south-facing garden, close to amenities and schools.

Council Tax band: D

Tenure: Freehold

- Extended End Of Terrace House
- Four Double Bedrooms And Further Loft Room
- Modern Open Plan Kitchen/Dining Room With Skylight
- Integrated Appliances
- Dual Living Potential With Ground Floor Bedroom And Bathroom
- Spacious Living Room
- Off Road Parking for Multiple Vehicles
- Landscaped South Facing Rear Garden
- Please Take A Look At The Virtual Tour



Porch

7' 9" x 3' 2" (2.37m x 0.97m)

Composite front door in to entrance porch, a useful space for storage of shoes and coats. Further door in to house.

Living Room

15' 1" x 10' 3" (4.60m x 3.13m)

A fantastic size living room with large window letting in lots of light. Door leading to stairs to first floor and further door in to kitchen.

Open Plan Kitchen/Dining Room

20' 6" x 16' 8" (6.24m x 5.08m)

The spacious kitchen/diner is designed with both everyday living and entertaining in mind, offering ample space for a large dining table. Stylish bi-fold doors flood the room with natural light and open seamlessly onto the rear garden, creating the perfect indoor-outdoor living space. The contemporary kitchen features a range of grey shaker-style wall and base units complemented by warm wooden worktops. Integrated appliances provide a sleek, streamlined finish, while a further internal door offers convenient access to the ground floor bedroom.

Bedroom

16' 3" x 9' 5" (4.95m x 2.87m)

A brilliant size double bedroom with dressing area and double doors leading out to rear garden. Opening in to en-suite bathroom.

En-Suite Shower Room

Located off the ground floor bedroom is this useful en-suite shower room comprising WC, pedestal wash hand basin and walk in shower cubicle.

Hallway

8' 8" x 3' 11" (2.65m x 1.19m)

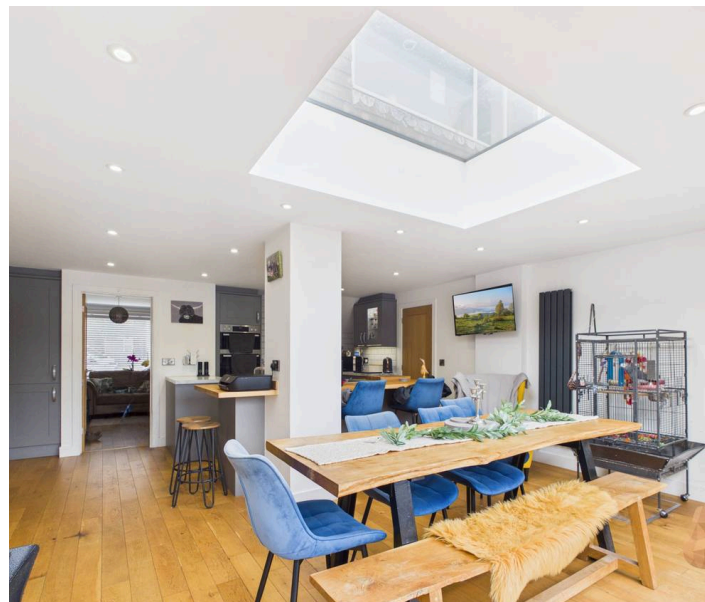
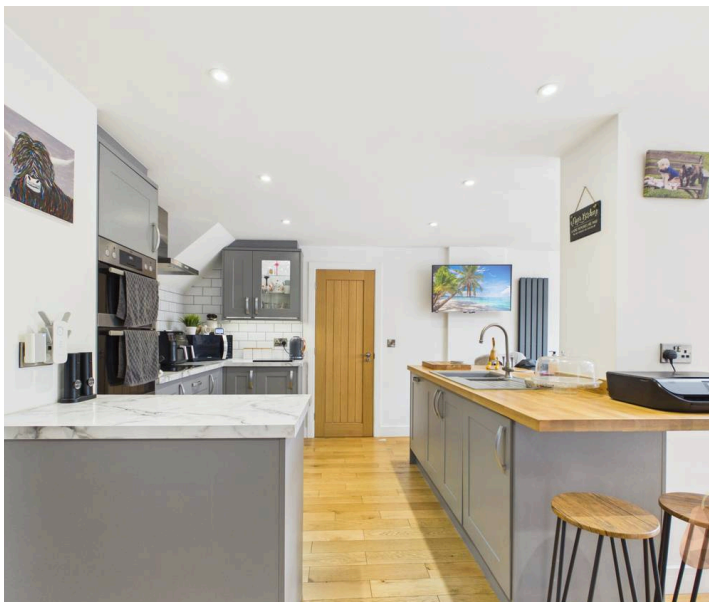
Landing

9' 3" x 6' 9" (2.83m x 2.05m)

Bedroom

12' 2" x 8' 9" (3.70m x 2.66m)

Further double bedroom with built in cupboards and large window.



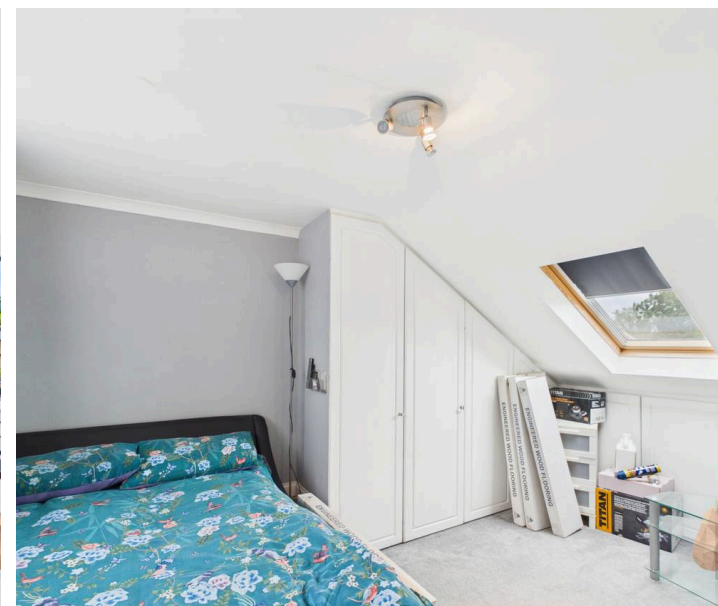
GARDEN

Good size south facing rear garden comprising a paved seating area, further decked seating area, the remainder being mainly laid to lawn, rear gated access.

DRIVEWAY

4 Parking Spaces

Block paved driveway providing off road parking for multiple vehicles.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

126.5 m²

1363 ft²

Reduced headroom

8 m²

86 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk