



Malthouse Meadows West Street, Sompting, BN15 0BE

Guide Price £465,000

**bacon** and company  
Estate and letting agents





Bacon & Company are delighted to be able to offer this Sherwood design three bedroom detached brand new home built by Persimmon Homes forming part of the Malthouse Meadows in Sompting.

Persimmon Homes have over 50 years expertise in building homes and communities and offer a peace of mind 10 year warranty. We are offering Plot 41 which is ready to move into with immediate effect.

The accommodation consists of a reception hall, lounge, open plan kitchen/dining room, utility room, ground floor cloakroom, first floor landing, bedroom one with en-suite, two further bedrooms, family bathroom/w.c, loft, private driveway and garage.

- Brand New Detached House
- Three Bedrooms
- 10 Year Warranty
- Ready To Move Into
- Solar Panels and Gas Heating
- Double Glazed Windows
- South Aspect Rear Garden
- Part Exchange Available





## Malthouse Meadows

Malthouse Meadows is a collection of two, three and four bedroom homes in the village of Sompting close to the South Downs National Park, the seaside hubs of Worthing and Brighton and easy access to either the A27 or A24 roads. Lancing Station 1.6 Miles / Worthing 2.5 Miles / Brighton 13.7 Miles

## Private Driveway

## Garage

## Reception Hall

## Lounge

3.94m x 3.56m (12'11 x 11'8)

## Open Plan Kitchen/Dining Room

5.51m x 2.82m (18'1 x 9'3)

## Utility Room

## Ground Floor Cloakroom

## First Floor Landing

## Bedroom One

3.94m x 3.25m (12'11 x 10'8)

## En-Suite

## Bedroom Two

2.87m x 2.82m (9'5 x 9'3)

## Bedroom Three

2.90m x 2.59m (9'6 x 8'6)

## Bathroom/W.C

## OUTSIDE

## Front Garden

## Rear Garden



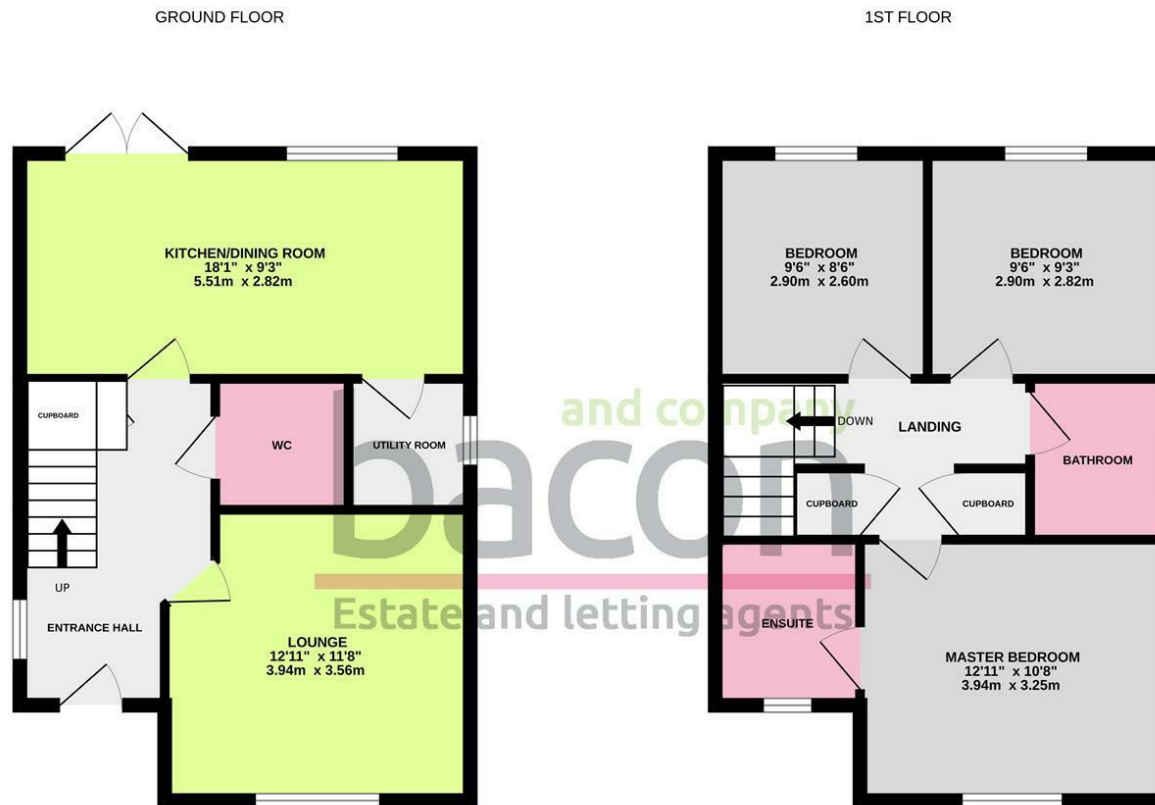






This site plan is intended for illustration purposes only and may be subject to change, for example, in response to market demand, ground conditions or technical and planning matters. Times, planning and public open space shown are indicative, actual numbers and positions may vary. The site plan does not form any part of a contract or contract. Further information is available from the sales office or from the website.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

