Robert Luff & Co

The Lawns, Lancing

Freehold - Asking Price £400,000

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Description

Robert Luff & Co are delighted to present this spacious and beautifully presented semi-detached family home located in a small residential Cul-de-sac on the popular Rectory Farm development in Sompting. The property, which has been the subject of great improvement by the current owners, features: Entrance hall, ground floor cloakroom/WC, living room, contemporary open plan kitchen/dining room, first floor landing, two double bedrooms, generous single bedroom and family bathroom. Outside, there is a sun trap, South facing rear garden, front garden, off street parking and a garage. VIEWING RECOMMENDED!

Key Features

- Spacious Family Home
- Separate Living Room
- Three Generous Bedrooms
- Off Street Parking & Garage
- EPC: C
- Open Plan Kitchen/Dining Room
- Ground Floor WC
- Family Bathroom
- South Facing Garden
- Council Tax Band: C

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Location
Located in the desirable village of Sompting, this property enjoys a quiet residential setting close to everyday amenities and well-regarded schools. The stunning South Downs National Park is nearby, offering beautiful countryside walks, while the coast and beaches are just a short drive away.

Comprehensive shopping and leisure facilities can be found in Worthing and Brighton, making this an ideal location combining village charm with excellent connectivity.

Inside
This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. The property features three good-sized bedrooms, providing comfortable space for families, guests or home working. To the ground floor, a bright and welcoming lounge offers the perfect setting for relaxation, while the spacious kitchen/dining room forms the heart of the home — ideal for everyday living and entertaining alike, with ample room for both cooking and dining. A convenient downstairs WC completes the ground floor accommodation.

Outside
To the front, the property benefits from off-road parking, providing convenient space for multiple vehicles, along with side access the garden.

To the rear, a delightful south-facing garden enjoys a sunny aspect throughout the day, creating the perfect space for outdoor dining, entertaining or simply relaxing. There's also access to a garage at the rear offering additional parking, storage or potential workshop use.

Entrance Hall

WC

Living Room
4.62m x 2.90m (15'2" x 9'6")

Kitchen/Dining Room
5.51m x 3.81m max (18'1" x 12'6" max)

First Floor Landing

Bedroom One
4.65m x 3.43m (15'3" x 11'3")

Bedroom Two
3.78m x 2.92m (12'5" x 9'7)

Bedroom Three
3.00m x 1.96m (9'10" x 6'5")

Bathroom

Outside

South Facing Rear Garden

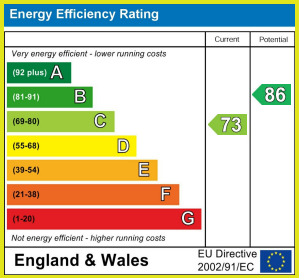
Front Garden

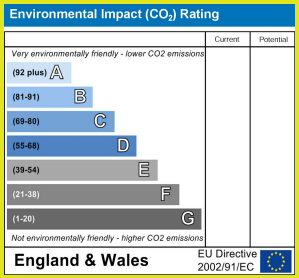
Driveway

Garage
4.11m x 2.36m (13'6" x 7'9")
To rear.

Floor Plan The Lawns

Total area: approx. 103.7 sq. metres (1116.4 sq. feet)





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