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## Description

Nestled in the charming village of Sompting, Lancing, this terraced cottage offers a delightful blend of countryside living and modern convenience. The property boasts three good-sized bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you are greeted by a welcoming reception room and separate dining room, ideal for relaxing or entertaining guests. The rear garden provides a tranquil outdoor space where you can unwind after a long day or enjoy a morning coffee in the fresh country air. With parking available, you'll never have to worry about finding a space after a long day at work.

Located in the picturesque New Gardens on West Street, this property offers a peaceful retreat from the hustle and bustle of city life. Don't miss the opportunity to put your stamp on this charming cottage and make it your new home in the heart of rural Sompting.



## Key Features

- Three Bedroom House
- Garage & Parking Space
- No Ongoing Chain
- Semi-Rural Position Overlooking Horse Fields
- Close To Lyons Farm Shopping Estate
- Good Size Rear Garden
- Downstairs WC
- Potential To Extend STNPC
- Within Catchment To Well Regarded Schools
- Council Tax Band C



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### Locaton

New Gardens is set in a semi rural location on West Street, one of Lancing's well-connected roads, offering a blend of residential charm and everyday convenience. The property is close to local shops, cafés, and essential amenities, while the seafront and South Downs are within easy reach for leisure and relaxation. Lancing railway station is around a 7-minute drive, providing direct links to Brighton, Worthing, and London, and the nearby A27 ensures quick access by car to surrounding towns and the wider Sussex coast. Altogether, this location combines coastal living with excellent connectivity, making it an attractive place to call home.

### Inside

This three-bedroom mid-terrace house presents an excellent opportunity for buyers seeking a home with potential, offering scope to extend subject to local planning consent. The property features a bright and spacious lounge enhanced by attractive Georgian-style bay windows a separate dining room and a downstairs WC. The property would benefit from some updating but the house provides a solid foundation with character details and versatile space, making it a promising prospect for those looking to create a personalised and comfortable family home.

### Outside

The property enjoys the convenience of a garage en bloc along with

allocated parking. To the rear, a welcoming garden begins with a patio area, leading up via a couple of steps to a lawn bordered by planting beds. A gate at the rear of the garden allows access beyond the boundary, with easy access to the garage and parking space. The property overlooks onto picturesque horse fields, bringing a delightful sense of rural charm and tranquillity to this inviting outdoor space.

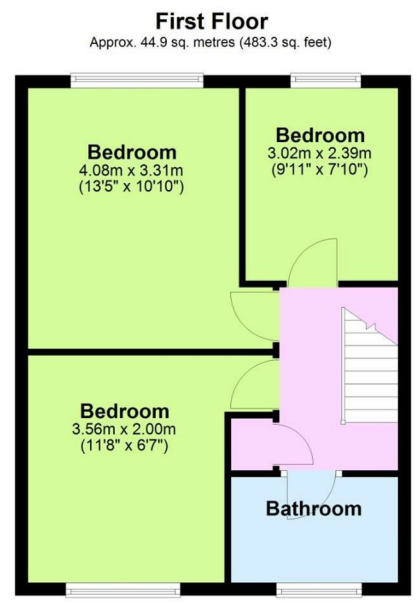
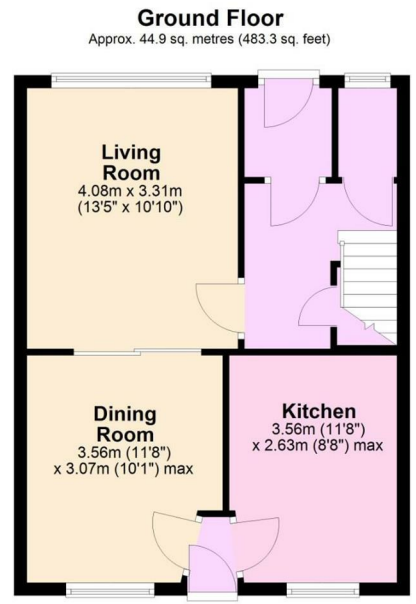
### Lifestyle

This home offers the perfect canvas for a balanced lifestyle, combining everyday practicality with the opportunity to create lasting memories. The bright lounge with its Georgian-style bay windows provides a welcoming space to relax, while the separate dining room is ideal for family meals or entertaining friends. With three bedrooms and scope to extend (subject to planning consent), the property can grow with your needs. The generous garden invites outdoor living, whether it's summer barbecues, gardening, or simply enjoying the fresh air, complemented by the convenience of a garage en bloc and allocated parking. Though it would benefit from some modernisation, this home presents an exciting chance to shape a lifestyle that blends comfort, community, and future potential.

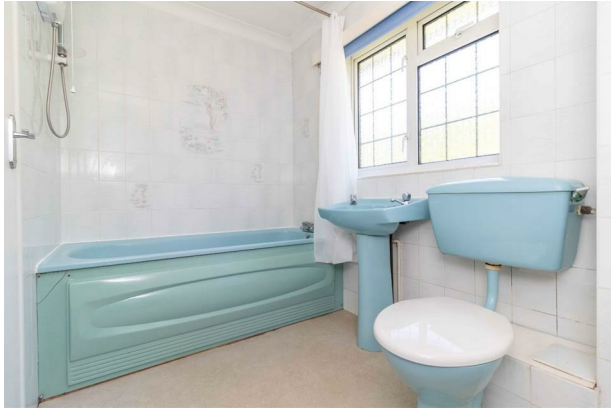




# Floor Plan West Street



Total area: approx. 89.8 sq. metres (966.7 sq. feet)



Energy Efficiency Rating	
	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>86</b>	<b>70</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
<b>86</b>	<b>70</b>
England & Wales	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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