



PEAR
PROPERTIES



Steyning Close, Sompting
Lancing

Offers Over £425,000



Steining Close

Sompting, Lancing

Modernised chalet bungalow with three bedrooms, stylish interiors, home office, modern kitchen, west-facing lounge, off-road parking, garage, enclosed garden backing onto fields, near South Downs and amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Versatile Living With 2 Bedrooms On Ground Floor & One First Floor Bedroom
- Recently Modernised Throughout
- Private West Facing Garden
- Off Road Parking For 4-5 Cars & Detached Garage
- Modern Double Aspect Kitchen With Integrated Appliances
- West Facing Living Room With French Doors To Garden
- Home Office/Study Room
- Popular Location Ideal For Walk On South Downs
- Recently Fitted (2024) Windows & Shutters Throughout
- Please Take A Look At Our Interactive Virtual Tour



Living Room

13' 4" x 10' 2" (4.06m x 3.09m)

Double doors opening to the garden with fitted shutters, two modern radiators.

Kitchen

11' 9" x 7' 11" (3.58m x 2.42m)

Modern style with integrated appliances, work top level oven and a gas hob. Double aspect with a door opening to the garden, heated towel rail.

Study/Dining Room

7' 10" x 6' 9" (2.38m x 2.05m)

A home working area or dining room with a large window and fitted shutters, open staircase to bedroom 2.

Bedroom 1

14' 5" x 10' 4" (4.39m x 3.16m)

A large ground floor main bedroom with a big window for morning sun, fitted shutters and space for large bedroom furniture.

Bedroom 2

12' 2" x 9' 5" (3.72m x 2.88m)

First floor bedroom with a wall of fitted wardrobes, window overlooking garden with fitted shutters, alcove for furniture.

Bedroom 3

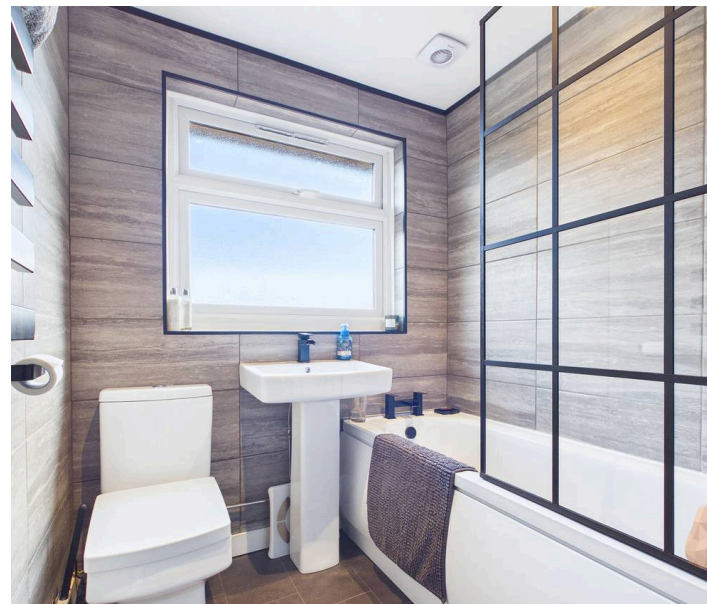
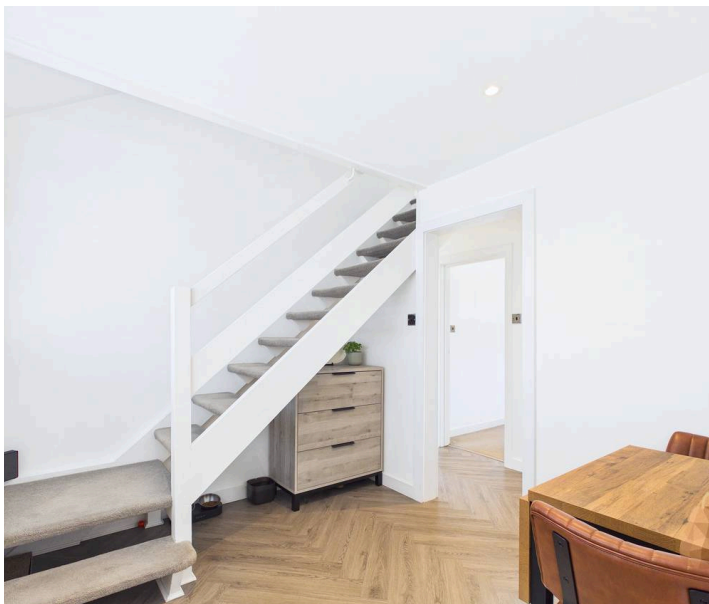
8' 8" x 7' 10" (2.63m x 2.38m)

To the front of the property, fitted shutters and window to front.

Bathroom

6' 0" x 3' 9" (1.82m x 1.15m)

Modern fitted suite with a shower over the bath, obscured window and a heated towel rail.



GARDEN

Westerly aspect rear garden which is fully enclosed with gated side access and backs on to fields. Behind the garage is a patio area, planted borders around the lawn.

DRIVEWAY

4 Parking Spaces

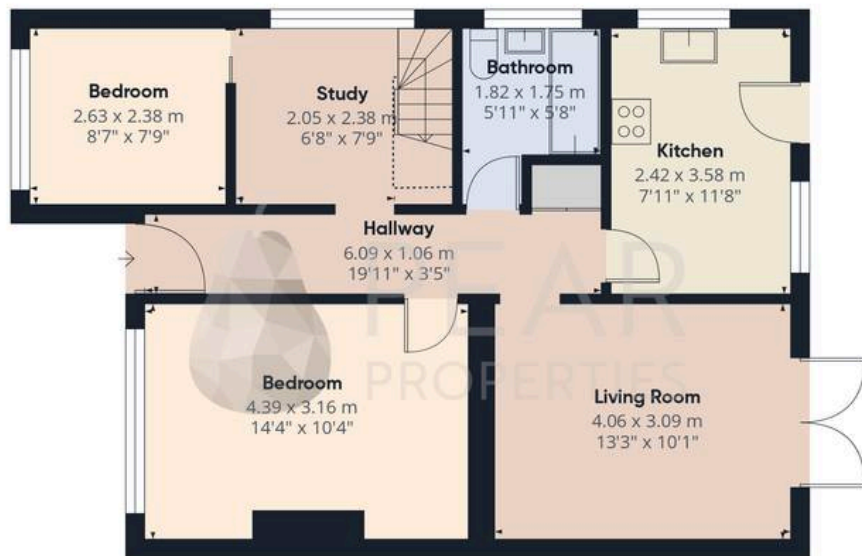
Off street parking for multiple vehicles to the front with a side drive. Remainder of the front is laid to lawn.

GARAGE

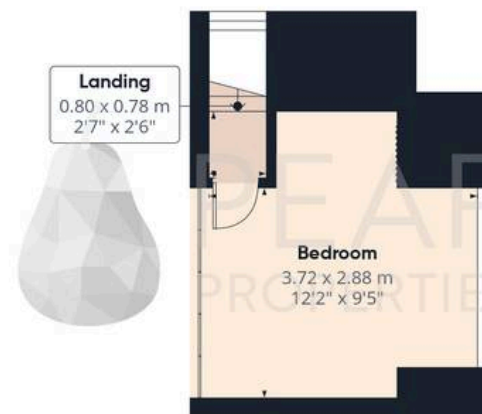
Single Garage

A detached garage with an up and over door to the front, measuring 18'3 x 8'3.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

85.6 m²
922 ft²

Reduced headroom

1.1 m²
12 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.

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Pear Properties

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