



PEAR
PROPERTIES

Busticle Lane, Sompting
Lancing

Offers Over £450,000



Busticle Lane

Sompting, Lancing

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedroom Semi Detached Chalet Bungalow
- Modern Fitted Kitchen
- Fantastic Size Orangery
- Separate Living Room
- Modern Ground Floor Shower Room
- Off Road Parking
- Garage
- Spacious Rear Garden
- Please Take A Look At Our Virtual Tour And Walk Through Video



Hallway

6' 1" x 4' 2" (1.86m x 1.28m)

uPVC double glazed front door in to welcoming entrance hall with light grey wood effect laminate flooring.

Bedroom 1

13' 0" x 12' 4" (3.97m x 3.76m)

A spacious double bedroom with feature bay window.

Bedroom 2

9' 6" x 7' 10" (2.90m x 2.40m)

A further ground floor bedroom.

Living Room

14' 6" x 12' 6" (4.42m x 3.80m)

A light and airy living room with feature fireplace, stairs leading to first floor and sliding doors in to Orangery.

Kitchen

10' 4" x 9' 7" (3.14m x 2.92m)

A modern kitchen fitted with a range of white high gloss handleless units and drawers, single sink drainer unit, Worcester boiler, opening leading to Orangery.

Orangery

19' 6" x 13' 5" (5.95m x 4.10m)

The impressive orangery provides a stunning extension to the home, creating a bright and versatile living space that seamlessly connects with the kitchen. Flooded with natural light from a striking central roof lantern and complemented by double patio doors opening onto the garden, this exceptional room offers the perfect setting for both everyday family life and entertaining. With ample space for a generous dining table alongside a comfortable family seating area, it effortlessly combines style, practicality and indoor-outdoor living.



Bathroom

6' 5" x 5' 11" (1.95m x 1.80m)

Modern tiled white suite comprising walk in shower cubicle, WC and wash hand basin with storage beneath.

Bedroom 3

20' 8" x 15' 11" (6.30m x 4.85m)

Situated on the first floor is this fantastic size double

GARDEN

Fantastic size rear garden comprising patio seating area directly out from property, steps up to the rest of the garden which is predominantly laid with decorative shingle, shrubs, and well stocked borders. A substantial greenhouse provides an excellent space for keen gardeners. To the rear of the garden is a large timber storage shed/workshop, offering excellent storage or potential hobby space. The garden is enclosed by fencing, providing a good degree of privacy, and enjoys a wonderful sense of space.

DRIVEWAY

3 Parking Spaces

Off road parking providing parking for multiple cars.

GARAGE

Single Garage





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

111.3 m²

1199 ft²

Reduced headroom

8.7 m²

93 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



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