



Garden Close, Sompting, Lancing, BN15 9SZ

welcome to

Garden Close, Sompting Lancing

PUBLIC NOTICE

7 GARDEN CLOSE, SOMPTING, LANCING, WEST SUSSEX, BN15 9SZ

We are acting in the sale of the above property and have received an offer of £301,000



Fox and Sons are delighted to present this chain free property to the market in Sompting. Located in a quiet cul-de-sac location and with the added benefit of off-street parking, we believe that this would be a great property for first time buyers, or anyone looking for their next family home.

As you enter the house there is a bright and spacious lounge at the front of the property with fitted shutters. At the rear of the property there is a kitchen diner with fitted cupboard units and space for free standing appliances and enough room for a large dining room table.

Upstairs there are three well proportioned bedrooms, with two of the bedrooms also benefiting from fitted wardrobes. There is a contemporary family bathroom equipped with bath, shower, wc and hand wash basin.

The rear garden is comprised of a patio area, laid lawn and raised timber decking. The garden also allows access into the garage located at the rear of the property.

We highly advise booking a viewing early to avoid missing out!

Lounge

13' 8" x 9' 7" (4.17m x 2.92m)

Kitchen/Diner

14' x 9' (4.27m x 2.74m)

Bedroom 1

12' 4" x 11' 8" (3.76m x 3.56m)

Bedroom 2

10' 4" x 7' 7" (3.15m x 2.31m)

Bedroom 3

8' 7" x 5' 11" (2.62m x 1.80m)



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Garden Close, Sompting Lancing

- GUIDE PRICE £300,000-£325,000
- Driveway
- Garage
- Spacious Kitchen Diner
- Bright Lounge

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LCG106657



Property Ref:
LCG106657 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

Please contact Fox and Sons on 01903 766041 for directions.

AGENTS NOTE:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



fox & sons



01903 766041



Lancing@fox-and-sons.co.uk



8/10 North Road, LANCING, West Sussex,
BN15 9AE



fox-and-sons.co.uk