



PEAR
PROPERTIES

Sompting Road, Lancing
Lancing

Offers Over £425,000



Sompting Road

Lancing, Lancing

Spacious 3-bed detached chalet bungalow with 2 bathrooms, modern kitchen, south-facing garden, summerhouse, patio, garage, and large driveway in a sought-after location.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedroom Detached Chalet
- South Facing Rear Garden
- Garage and Driveway For Multiple Vehicles
- Spacious Living / Dining Room
- Two Fitted Bathrooms, One Located On The Ground Floor
- Well Appointed Kitchen
- Summer House With Power
- Please Take A Look At Our Virtual Tour & Walk Through Video



Kitchen

6' 11" x 9' 5" (2.11m x 2.87m)

Fitted kitchen with a range of wall and base units, space for appliances and door leading to rear garden.

Living / Dining Room

33' 4" x 10' 4" (10.16m x 3.15m)

Spacious dual aspect living / dining room, with patio doors leading to rear garden

Bedroom

9' 10" x 7' 4" (2.99m x 2.24m)

Well presented double bedroom located on the ground floor, with window overlooking rear garden

Bathroom

5' 6" x 9' 6" (1.67m x 2.90m)

Fully tiled fitted bathroom located on the ground floor comprising bath, WC and hand wash basin.

Bedroom

9' 10" x 21' 11" (3.00m x 6.68m)

Spacious dual aspect master bedroom

Bedroom

10' 3" x 10' 3" (3.12m x 3.13m)

Double bedroom with built in wardrobes.



Shower Room

7' 5" x 7' 6" (2.25m x 2.29m)

Partially tiled shower room comprising, shower cubicle, WC, hand wash basin, heated towel rail and Velux window.

GARDEN

Well maintained south facing rear garden

GARDEN

Summerhouse with power and lighting

GARAGE

Single Garage

DRIVEWAY

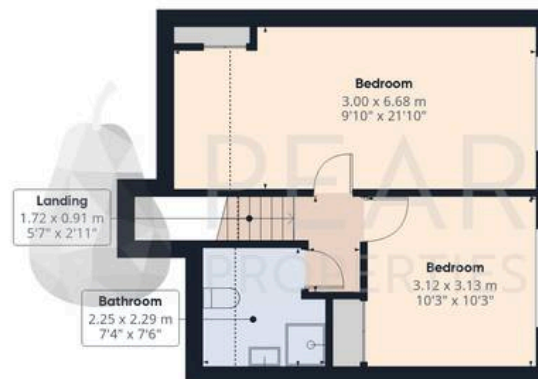
2 Parking Spaces

Driveway with space for multiple vehicles.

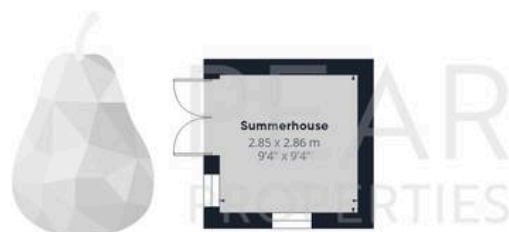




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

116.3 m²

1250 ft²

Reduced headroom

3.9 m²

42 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



Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk