

Boundstone Lane, Sompting

Lancing

Offers Over £750,000



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Sompting, Lancing

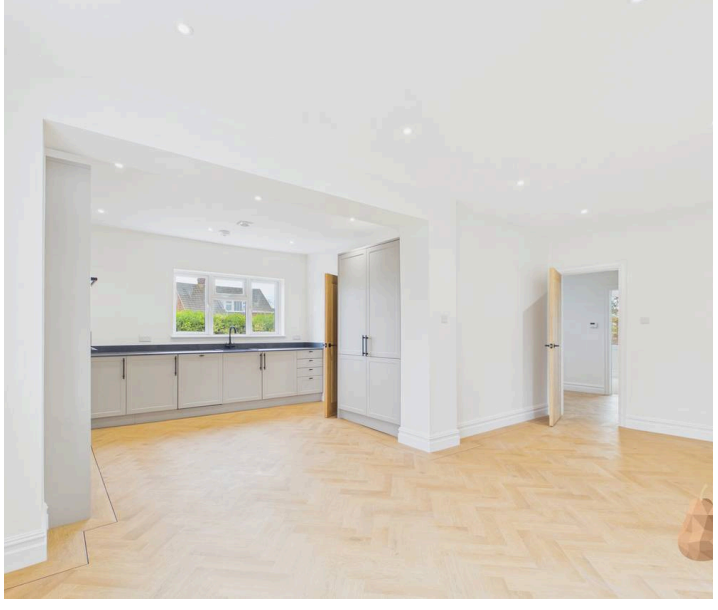
Superbly refurbished four-bed detached chalet bungalow on a corner plot with spacious rooms, open-plan living, en-suites, ample parking, and expansion potential. Chain free. Immediate viewing.
Council Tax band: E

Tenure: Freehold

- Completely Remodelled & Refurbished Detached Family Home
- Detached House With Large Rooms On Corner Plot
- Open Plan Living With Kitchen & Family Area Opening To Garden
- Large, Bright Living Room With South & West Aspects
- Versatile Living with Ground Floor Double Bedroom With Ensuite Shower Room
- Three First Floor Bedrooms, One En-suite and One Family Bathroom
- Chain Free/Available Now
- Options By Negotiation For Larger Rear Garden Or Potential To Build Separate Bungalow/Annex/Garage (STNP)
- Large Corner Plot With Front Driveway
- Please Take A Look At Our Virtual Tour & Walk Through Video







Open Plan Kitchen / Dining / Living Room
21' 2" x 13' 4" (6.45m x 4.06m)
Dual aspect large kitchen / dining / living room. Newly fitted kitchen comprising a range of base and wall units, and high quality integrated appliances.

Utility Room
7' 5" x 5' 5" (2.27m x 1.65m)
A conveniently located utility room adjoining the kitchen, featuring fitted wall and base units, additional worktop space and room for further appliances.

WC
3' 0" x 5' 6" (0.91m x 1.68m)
Downstairs WC with hand wash basin and heated towel rail

Sunroom
10' 4" x 20' 10" (3.14m x 6.35m)
A spacious and bright sunroom, featuring doors opening out onto the patio, creating a lovely space to relax

Living Room
13' 11" x 22' 1" (4.23m x 6.72m)
Dual aspect spacious living space, flowing into the sunroom

Bedroom
13' 11" x 10' 11" (4.23m x 3.32m)
A spacious dual-aspect ground floor bedroom, benefiting from plenty of natural light and the added convenience of a private en-suite.

En-suite
3' 8" x 10' 10" (1.12m x 3.29m)
Newly fitted ground floor en-suite comprising shower cubicle, WC, hand wash basin and heated towel rail

Bathroom
8' 4" x 7' 6" (2.54m x 2.28m)
Spacious partially tiled bathroom comprising freestanding bath, WC, hand wash basin and heated towel rail

Bedroom
15' 5" x 13' 8" (4.69m x 4.16m)
A generously sized master bedroom, offering ample space for wardrobes and benefiting from a private en-suite

Bedroom
13' 1" x 18' 9" (4.00m x 5.72m)
A spacious and bright second double bedroom, offering plenty of natural light and ample room for bedroom furnishings.

Bedroom
17' 0" x 12' 1" (5.18m x 3.69m)
A generously sized third bedroom, situated on the first floor and offering excellent space for bedroom furnishings.

En-Suite
5' 9" x 7' 7" (1.74m x 2.32m)
Partially tiled en-suite to the master bedroom, comprising a walk-in shower, WC, hand wash basin and heated towel rail.

Garden

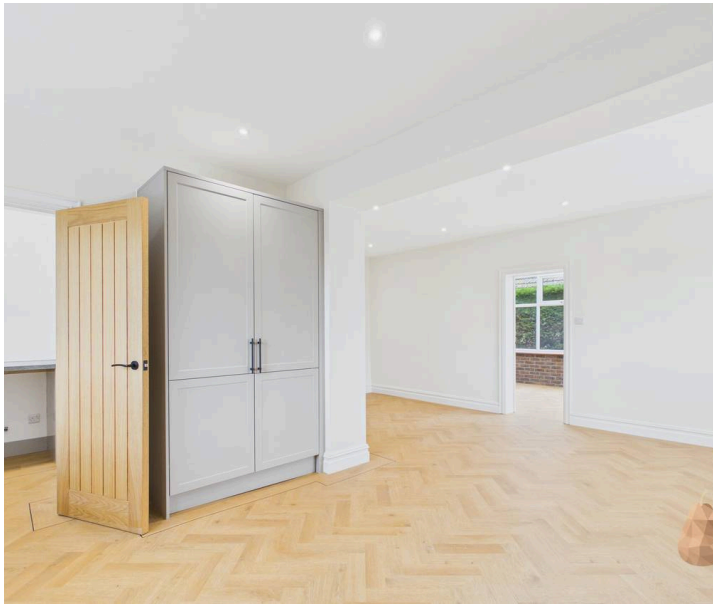
The property sits on a large corner plot and is surrounded by attractive landscaped gardens which can be finished to meet buyers specifications.

OFF STREET

3 Parking Spaces

Off street parking for multiple cars with turning area. Newly dropped curb access at front.









Ground Floor



Floor 1



PEAR PROPERTIES

Approximate total area(1)

195.1 m²

2101 ft²

Balconies and terraces

40.3 m²

434 ft²

Reduced headroom

11.4 m²

122 ft²

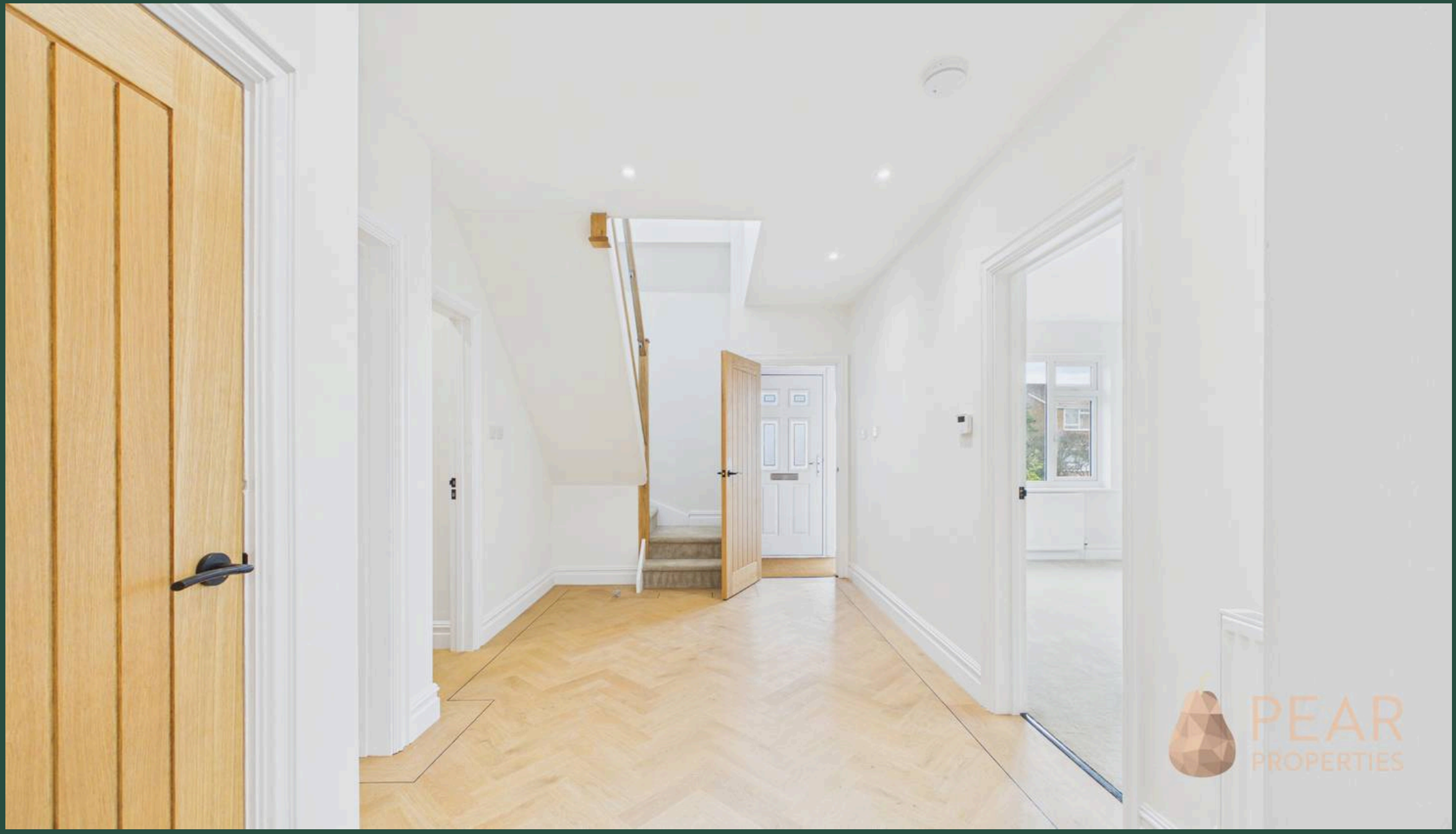
(1) Excluding balconies and terraces

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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