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## Description

Robert Luff & Co are delighted to welcome this well-presented and extended two-bedroom end-of-terrace house is ideally positioned in a popular residential area of Sompting, close to local amenities, schools and transport links. Offering a versatile layout with additional ground-floor living space, it is perfectly suited to first-time buyers, downsizers or small families seeking a ready-to-move-into home with scope to grow.

The ground floor features a welcoming entrance hall leading to a living & dining room and a modern fitted kitchen. A notable benefit of this property is its extension, which provides a useful additional ground-floor room — ideal as a playroom, home office or snug — enhancing flexibility for family lifestyles.

Upstairs, there are two bedrooms: a generous main double and a second bedroom suitable for a child or home working, along with a contemporary family bathroom.

Outside, the property boasts a garage, providing secure storage or workshop potential. The private rear garden offers a low-maintenance space for relaxing and entertaining.

## Key Features

- Extended Two Bedroom End Terrace House
- Good Condition Throughout
- Second Reception Room Offering Home Office/Gym/Playroom
- Modern Fitted Kitchen
- Council Tax Band C
- Garage
- Vendor Suited
- Good Size Bedrooms & Family Bathroom
- Low Maintenance West Facing Rear Garden
- Viewing Highly Recommended



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### Location

Situated in the sought-after village of Sompting, the property benefits from a friendly residential environment with easy access to local shops and conveniences on Cokeham Road with easy accessible bus routes to Worthing, Lancing and Brighton whilst The South Downs National Park located close by offers ideal walking routes. Shoreham-by-Sea beach and Lancing seafront are just a short drive away.

The location is popular with families due to strong local schooling options, including:

Sompting Village Primary School  
Seaside Primary School  
The Globe Primary Academy  
Sir Robert Woodard Academy

(Secondary)

Further independent options in nearby Lancing & Worthing

### Inside

Decorated to good standard throughout the property comprises a through lounge dining room and had been extended to the rear to create a good size kitchen with access to the garden, to the side the property benefits from a second reception room which could be used for a home office, gym or play room. Upstairs offers two good size bedrooms and a family bathroom.

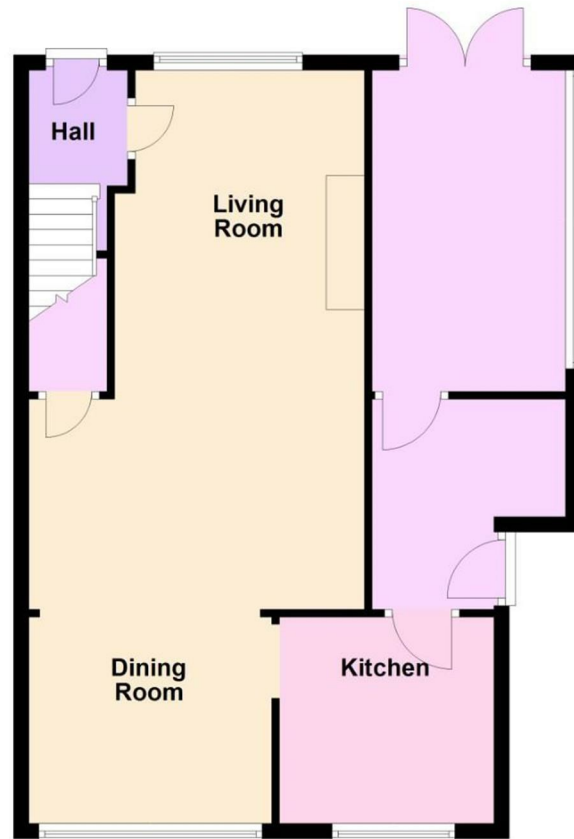
### Outside

a garage and a low maintenance rear garden

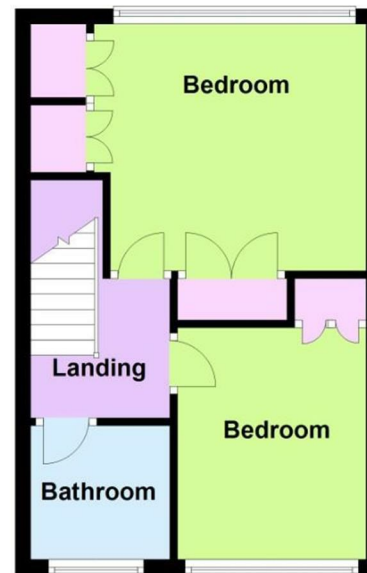


## Floor Plan The Deneway

**Ground Floor**  
Approx. 702.0 sq. feet



**First Floor**  
Approx. 331.1 sq. feet



Total area: approx. 1033.1 sq. feet



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                                 |         |           |
| (92 plus) A                                 |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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