Robert Luff & Co

Sompting Road, Lancing

Freehold - Asking Price £490,000

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Description

Robert Luff & Co are delighted to market this fantastic, spacious & extended detached bungalow, ideally located on a generous corner plot, just a few minutes' walk from Lancing village centre and
mainline railway station. The impressive accommodation briefly comprises: Entrance hall, living
room with dual fuel stove, sun room, separate dining room, good size kitchen with range and
lantern window, utility room, master bedroom with full size luxury en-suite bathroom with roll top
bath, two further generous bedrooms and family bathroom. Outside, there is a stunning garden
with outside kitchen/bar, undercover entertainments area and summerhouse and a private
driveway. The property further benefits from a boarded loft space with Velux window, power &
light - accessed via a fixed wooden ladder. VIEWING ESSENTIAL!!



Key Features

- Incredibly Spacious Detached Bungalow
- Two Bathrooms
- Fantastic Garden - Perfect For Entertaining
- Private Driveway
- EPC: TBC
- Three Generous Bedrooms
- Useful Boarded Loft Space With Power & Light
- Two Reception Rooms & Sun Room
- Large Kitchen & Separate Utility
- Council Tax Band: D





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Entrance Hall

Living Room
4.88m x 3.28m (16' x 10'9")
Decorative beams, wall lights, dual fuel stove.

Sun Room
4.29m x 2.44m (14'1" x 8')
Double glazed windows & French doors, radiator.

Dining Room
3.15m x 2.79m (10'4" x 9'2")
Double glazed windows to rear & side, decorative beams, double glazed French doors, radiator.

Kitchen
4.01m x 2.59m (13'2" x 8'6")
Lantern window. Range of fitted wall & base level units, fitted worksurfaces, butler sink with mixer tap, integrated fridge, range cooker.

Utility Room
2.62m x 1.96m (8'7" x 6'5")
Double glazed window & door to front, wall units, worksurface, space & plumbing for washing machine & tumble dryer.

Bedroom
3.20m x 3.15m (10'6" x 10'4")
Double glazed windows & French doors, fitted wardrobes, radiator.

En-Suite
Double glazed window to rear, lantern window. Fitted suite comprising: Roll top bath with mixer tap & shower attachment, close coupled WC, wash hand basin, radiator.

Bedroom
3.35m x 2.54m (11' x 8'4")
Coving, double glazed window to front, built in wardrobe, radiator.

Bedroom
2.92m x 2.77m (9'7" x 9'1")
Double glazed windows to side, fitted wardrobe, radiator

Shower Room
Double glazed window to front, part tiled walls. Fitted suite comprising: Walk in shower enclosure, close coupled WC, wash hand basin with mixer tap, extractor fan, radiator.

Boarded Loft Space
Accessed via solid fixed wooden ladder. Fully boarded, Velux window, power & light.

Outside

Beautiful Gardens
Low maintenance & wall enclosed. Outside kitchen with pizza oven, BBQ & bar area, undercover entertainments seating area, timber summerhouse, side access via gate.

Parking
Private Driveway with electric gates.













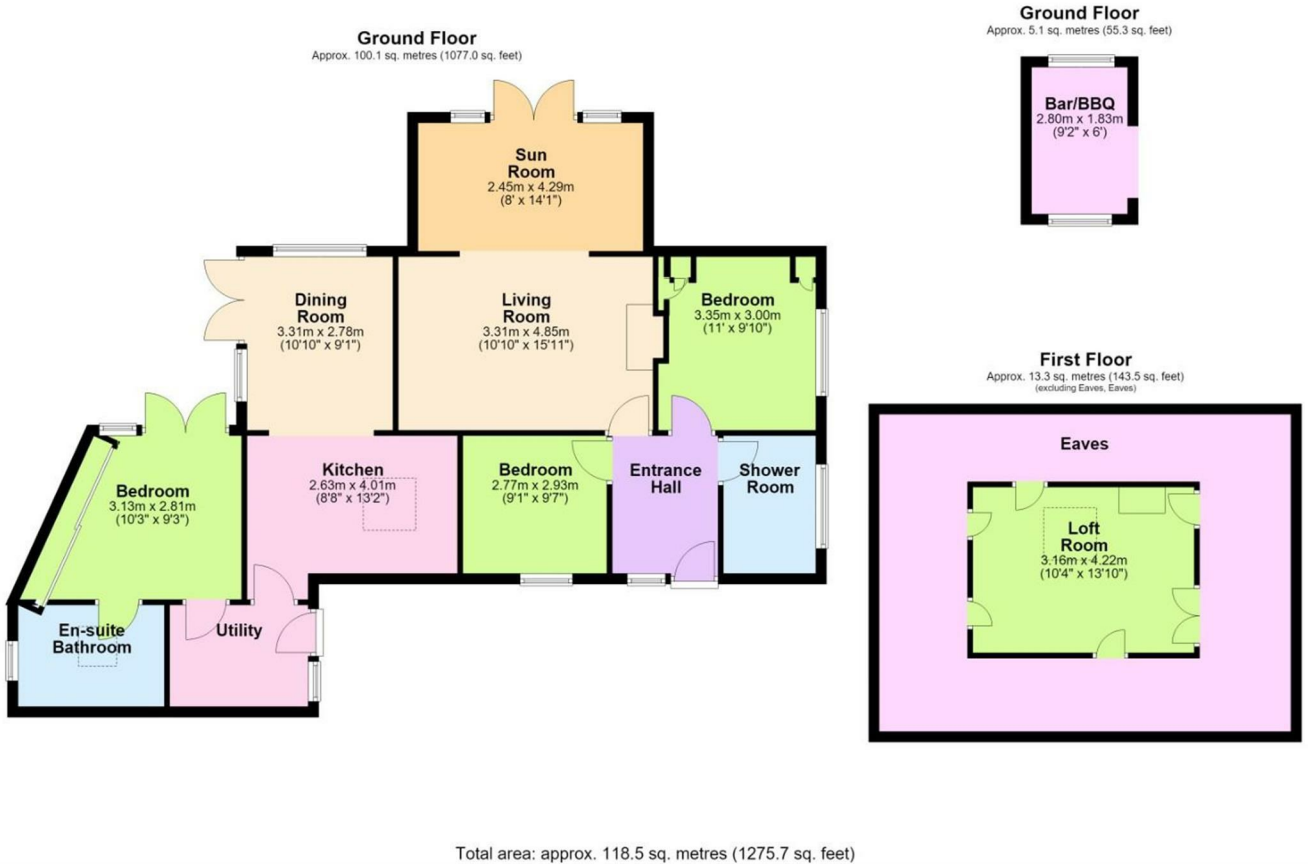




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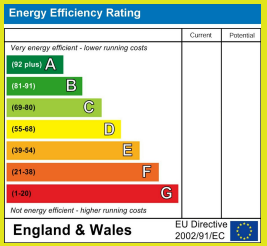
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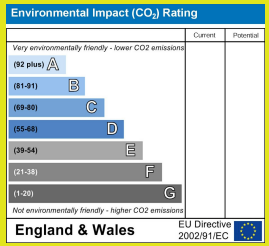
Floor Plan Sompting Road



Total area: approx. 118.5 sq. metres (1275.7 sq. feet)







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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