# Ullswater Road, Sompting, BN15 9UG

Offers Over **£450,000**

JS

Jacobs|Steel

**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Extended Semi Detached Chalet
- Three Bedrooms
- Westerly Aspect Lounge Dining Room
- Modern Kitchen
- Conservatory
- West Facing Garden
- Ground & First Floor Shower Rooms
- Off Road Parking
- Garage
- Chain Free

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Internal

The generous lounge dining room is to the rear of the property with a westerly aspect and double glazed doors leading into the conservatory that overlooks and provides access to the spacious rear garden. A modern fitted kitchen benefits from a range of wall and base units, fitted eye level ovens, breakfast bar and space for further appliances. There is a ground floor double bedroom with a bay window looking onto the front garden. The modern ground floor shower room has a vanity unit incorporating a button flush W.C, hand wash basin and storage cupboards, tiled walls and floor and a walk in shower with rainfall and hand held shower heads. There is a further reception area that is open with the entrance hall could be utilised as an office / study space with stairs to the first floor.

On the first floor there are two bedrooms with the larger offering storage cupboards, the combi boiler is located in the smaller bedroom. There is a shower room with W.C. hand wash basin and shower cubicle serving the first floor bedrooms.

External

The front garden has shingled areas but is mainly laid to block paving providing ample off road parking with driveway leading to the garage. The generous west facing rear garden is approximately 125ft and mainly laid to lawn with patio areas offering space for garden furniture and gated side access. The garage has an electric door, power and light and further side door opening to the garden.

Situated

In Sompting Village being a particularly sought after location with local amenities near by on Bowness Avenue, Lancing High Street is approximately 1 mile from the property and has a range of shops and eateries. The recently refurbished Brooklands pleasure park with play area and lake is located approximately 0.5miles away and continuing down this road you will find yourself on Lancing beach approximately less than 1 mile from the property. Local nurseries and schools can be found nearby and you will fall within the catchment area for Sompting Village Primary School and Sir Robert Woodard Academy. Your nearest train station is Lancing and is approximately 1 mile away. Your local bus route can be found nearby on Western Road.

Council Tax Band C

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.