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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.

agents note: Some photos have been enhanced by AI.



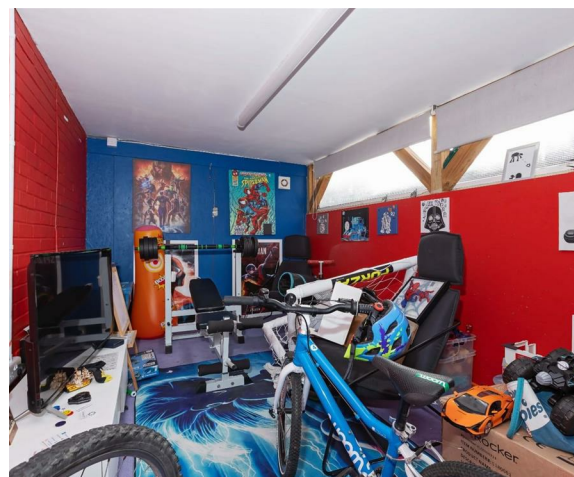
Key Features

- 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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Floor Plan The Deneway



Total area: approx. 1033.1 sq. feet

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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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