



PEAR
PROPERTIES

Grafton Gardens, Sompting
Lancing

Offers Over £230,000



Grafton Gardens

Sompting, Lancing

Modern two bedroom terraced house, chain free, ideal for first time buyers or investors. Features open plan living, contemporary kitchen and bathroom, new boiler, and convenient location.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern Style Two Bedroom House
- Open Plan Kitchen / Dining Room
- Chain Free
- South Facing Garden
- Relatively New Boiler & Windows
- Please Take A Look At Our Virtual Tour
- Garage In Compound



Entrance Hall

4' 3" x 5' 3" (1.29m x 1.61m)

Double glazed front door in to entrance hall, door in to living room and stairs to first floor.

Living Room

9' 7" x 13' 7" (2.92m x 4.15m)

Good size living room with large double glazed window letting in lots of natural light, feature brick fireplace, door leading in to kitchen/diner.

Kitchen/Dining Room

13' 11" x 8' 11" (4.23m x 2.71m)

Open plan kitchen/dining room with a good range of wall and base kitchen units, one and a half bowl sink drainer, space for dining table and chairs, understairs storage cupboard, Worcester boiler, door leading to rear garden.

Bedroom 1

13' 11" x 11' 3" (4.25m x 3.44m)

Fantastic size double bedroom with two double glazed windows, built in wardrobe, plenty of space for more furniture.

Bedroom 2

7' 9" x 9' 7" (2.36m x 2.91m)

Further good size bedroom with built in wardrobe and window overlooking the rear.

Bathroom

5' 11" x 5' 7" (1.81m x 1.71m)

White suite comprising bath with electric shower over, WC, pedestal sink and chrome heated towel rail.

Garden

Rear garden with southerly aspect comprising patio seating area with remainder being lawned, path to rear gate, shed, enclosed by fencing.

Garage

Garage situated in nearby compound.



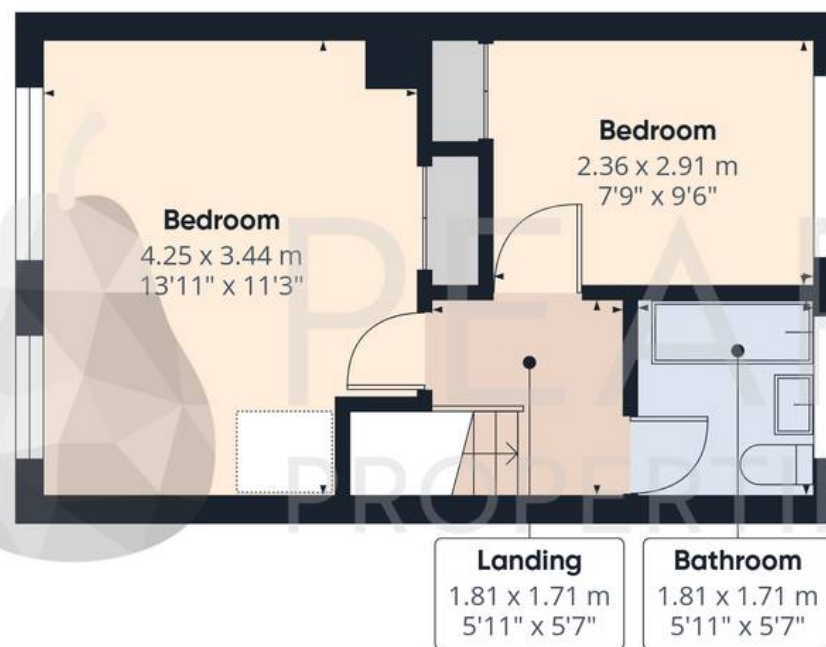


Ground Floor

Approximate total area⁽¹⁾

55.6 m²

598 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Pear Properties

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