



PEAR  
PROPERTIES



West Street, Sompting

Offers in Region of £700,000



## West Street

Sompting, Lancing

Modernised 19th-century semi-detached farmhouse in Sompting. Four double bedrooms, two bathrooms, office, garden room, large driveway with EV charging, and low-maintenance patio garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautiful Farmhouse Style 19th Century Extended Home
- Four Double Bedrooms
- Two Luxury Bathrooms and Further Ground Floor WC
- Country Style Kitchen With Separate Utility Room
- Dining Room with Double Doors to Rear Garden
- Office Loft Room and Garden Room/Gym
- Large Resin Driveway Providing Off Road Parking for Multiple Vehicles
- EV Charging Point
- Integral Garage with Electric Roller Door
- Fully Renovated & Modernised To Exceptionally High Standard Within Last 5 Years



### Entrance Hall/Boot Room

5' 11" x 6' 2" (1.80m x 1.89m)

A welcoming entrance hall with doors to integral garage, downstairs WC and living room.

### Living Room

14' 1" x 12' 2" (4.29m x 3.71m)

A beautifully presented living room with character features such as exposed brick wall and fireplace with woodburning stove, bespoke wooden shelving set in to alcoves, wood flooring, bespoke fitted window shutters and traditional cast iron radiator.

### Kitchen

13' 10" x 7' 11" (4.21m x 2.42m)

Beautifully designed country style kitchen with shaker style cabinetry, solid wood worktops, tiled splashback, integrated dishwasher, space for range style cooker and tall fridge freezer, butler sink, doors to dining and utility room.

### Utility Room

5' 10" x 3' 7" (1.78m x 1.10m)

Continuation of kitchen cabinetry and worktops with integrated washing machine.

### Dining Room

16' 2" x 9' 2" (4.92m x 2.79m)

A fantastic size room with feature wood panelled walls, tiled flooring flowing through from kitchen, door to large storage cupboard, cast iron style radiator, window overlooking garden with double French patio doors leading outside.

### Cloakroom

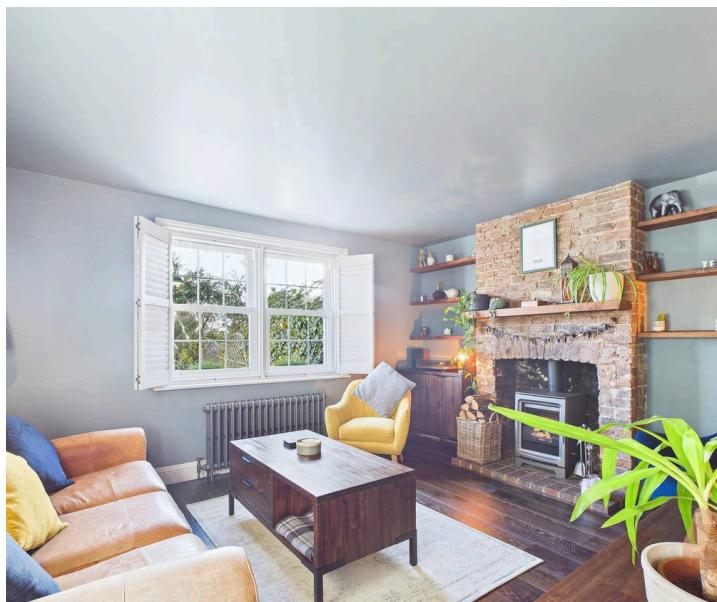
5' 0" x 2' 9" (1.53m x 0.84m)

An attractive ground floor cloakroom comprising WC, wash hand basin, ladder style heated towel rail, attractive patinated brass fittings.

### Bedroom

13' 11" x 11' 7" (4.25m x 3.53m)

A spacious double bedroom with beautiful outlook over the fields opposite, wooden floors, cast iron radiator, feature fireplace.



## GARDEN

A lovely exterior space, being mainly laid to patio for low maintenance, side gate access, garden room/gym.

## GARAGE

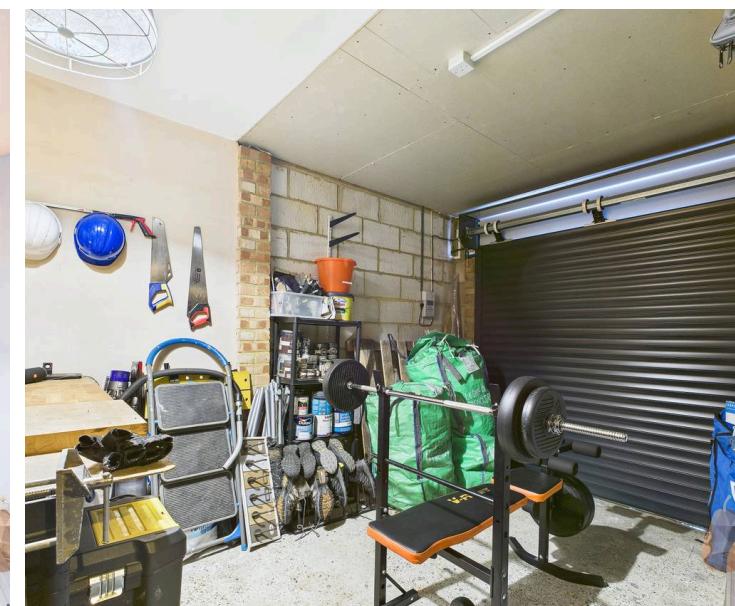
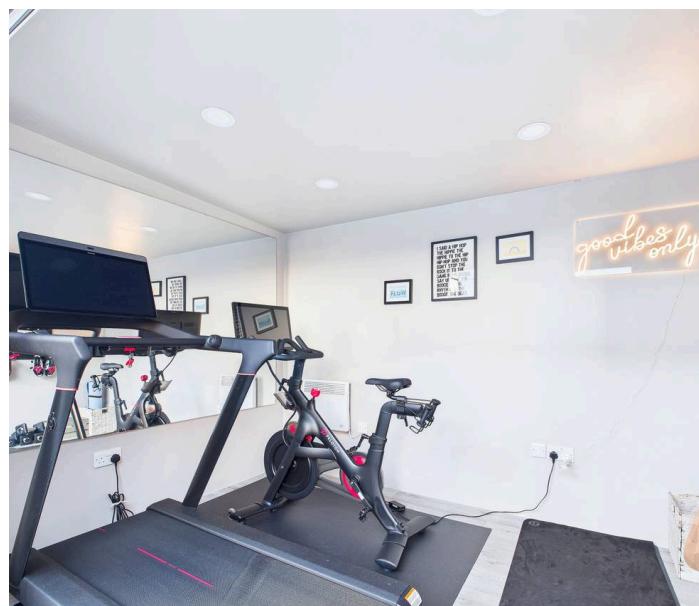
### Single Garage

Integral garage with electric remote controlled roller door, power and light.

## OFF STREET

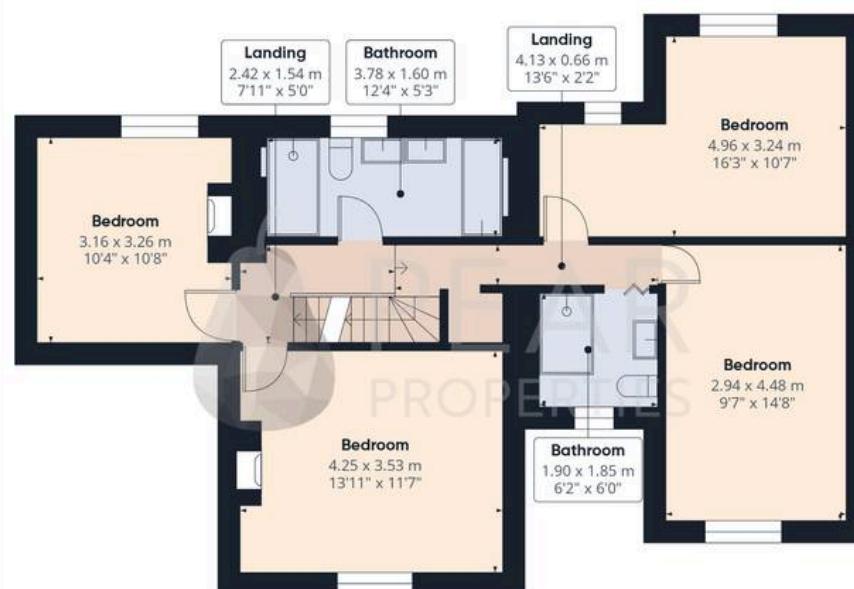
### 4 Parking Spaces

Resin driveway offering off road parking for multiple vehicles, EV charging point.





Ground Floor Building 1



Floor 1 Building 1



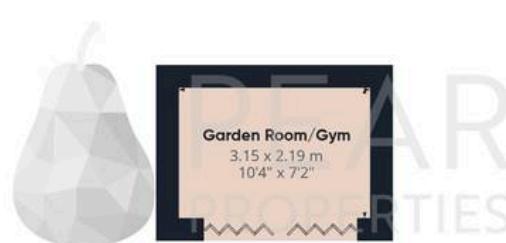
Approximate total area<sup>(1)</sup>

147.3 m<sup>2</sup>  
1589 ft<sup>2</sup>

Reduced headroom  
5 m<sup>2</sup>  
54 ft<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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

GIRAFFE360



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# Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · [hello@pearproperties.uk](mailto:hello@pearproperties.uk) · [pearproperties.uk](http://pearproperties.uk)