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C



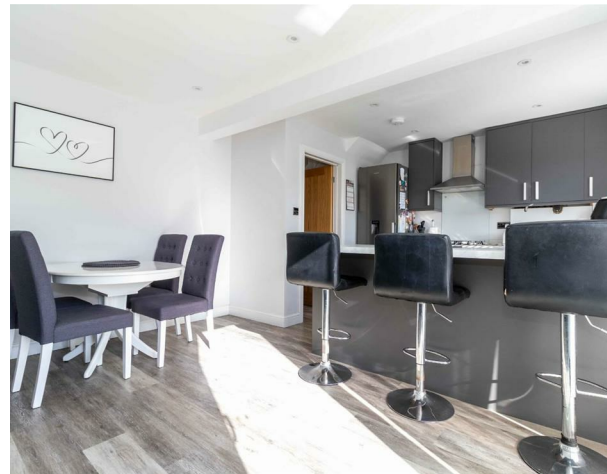
Description

Robert Luff & Co are delighted to present this spacious and beautifully presented semi-detached family home located in a small residential Cul-de-sac on the popular Rectory Farm development in Sompting. The property, which has been the subject of great improvement by the current owners, features: Entrance hall, ground floor cloakroom/WC, living room, contemporary open plan kitchen/dining room, first floor landing, two double bedrooms, generous single bedroom and family bathroom. Outside, there is a sun trap, South facing rear garden, front garden, off street parking and a garage. VIEWING RECOMMENDED!



Key Features

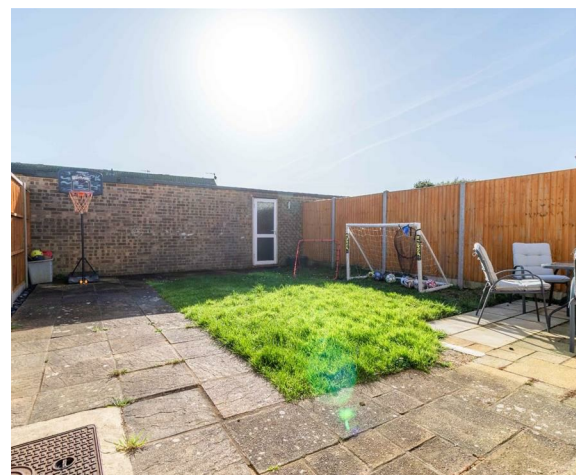
- Spacious Family Home
- Open Plan Kitchen/Dining Room
- Separate Living Room
- Ground Floor WC
- Three Generous Bedrooms
- Family Bathroom
- Off Street Parking & Garage
- South Facing Garden
- EPC: C
- Council Tax Band: C



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Location

Located in the desirable village of Sompting, this property enjoys a quiet residential setting close to everyday amenities and well-regarded schools. The stunning South Downs National Park is nearby, offering beautiful countryside walks, while the coast and beaches are just a short drive away.

Comprehensive shopping and leisure facilities can be found in Worthing and Brighton, making this an ideal location combining village charm with excellent connectivity.

Inside

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. The property features three good-sized bedrooms, providing comfortable space for families, guests or home working. To the ground floor, a bright and welcoming lounge offers the perfect setting for relaxation, while the spacious kitchen/dining room forms the heart of the home — ideal for everyday living and entertaining alike, with ample room for both cooking and dining. A convenient downstairs WC completes the ground floor accommodation.

Outside

To the front, the property benefits from off-road parking, providing convenient space for multiple vehicles, along with side access the

garden.

To the rear, a delightful south-facing garden enjoys a sunny aspect throughout the day, creating the perfect space for outdoor dining, entertaining or simply relaxing. There's also access to a garage at the rear offering additional parking, storage or potential workshop use.

Entrance Hall

WC

Living Room

4.62m x 2.90m (15'2" x 9'6")

Kitchen/Dining Room

5.51m x 3.81m max (18'1" x 12'6" max)

First Floor Landing

Bedroom One

4.65m x 3.43m (15'3" x 11'3")

Bedroom Two

3.78m x 2.92m (12'5" x 9'7")

Bedroom Three

3.00m x 1.96m (9'10" x 6'5")

Bathroom

Outside

South Facing Rear Garden

Front Garden

Driveway

Garage

4.11m x 2.36m (13'6" x 7'9")

To rear.



Floor Plan The Lawns



Total area: approx. 103.7 sq. metres (1116.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			73
(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.