



**Rectory Farm Road, Sompting, Lancing, BN15 0ED**

Offers Over **£355,000**





**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

- Three Bedroom Semi Detached Family Home
- Spacious Living Room/ Dining Room
- Fitted Kitchen With Good Storage
- Well Proportioned Bedrooms
- Private And Low Maintenance Rear Garden
- Convenient Location
- Ideal For Families or first Time Buyers
- Viewing Recommended

A very well-presented three-bedroom semi-detached family home offering spacious and well-balanced accommodation across two floors. The property features a generous living room opening to a separate dining area, fitted kitchen, three good-sized bedrooms and a modern family bathroom, complemented by a private rear garden. Ideally suited to families, first-time buyers or those looking to upsize in a popular and convenient Lancing location.







## Summary

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## Internal

The accommodation is arranged to provide comfortable and practical family living. The ground floor comprises a welcoming entrance hallway with access to all principal rooms. The living room is a bright and generous space, ideal for relaxing and entertaining, while opening into the dining room offers ample room for family meals and gatherings, with direct access to the rear garden.

The kitchen is fitted with a range of wall and base units, contrasting work surfaces and space for appliances, providing a functional layout with good natural light.

To the first floor, there are three well-proportioned bedrooms, including a spacious principal bedroom and two further rooms ideal for children, guests or home office use. The family bathroom is fitted with a modern suite including bath and shower facilities, wc and pedestal sink.

## External

Externally, the property benefits from a private rear garden, designed for ease of maintenance and offering an excellent space for outdoor dining, children's play or relaxing in the warmer months. To the front, there is a paved and gravelled area providing an attractive approach to the property. The property also benefits from garage to the rear.

## Situated

Rectory Farm Road is a popular residential location within Lancing, conveniently positioned for local schools, shops and amenities. Excellent transport links are nearby, including Lancing mainline railway station and easy access to the A27, while the seafront, parks and countryside walks are all within easy reach.







Whilst we endeavour to make our particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.