



**Garden Close, Sompting Lancing BN15 9SZ**

*welcome to*

**Garden Close, Sompting Lancing**

Fox & Sons are pleased to present this freehold family home in Sompting to the market. Offered with no onward chain, this three-bedroom house is tucked away in a quiet cul-de-sac and benefits from off street parking and a garage. Inside the house is well presented and offer ample natural light.



Fox and Sons are delighted to present this chain free property to the market in Sompting. Located in a quiet cul-de-sac location and with the added benefit of off-street parking, we believe that this would be a great property for first time buyers, or anyone looking for their next family home.

As you enter the house there is a bright and spacious lounge at the front of the property with fitted shutters. At the rear of the property there is a kitchen diner with fitted cupboard units and space for free standing appliances and enough room for a large dining room table.

Upstairs there are three well proportioned bedrooms, with two of the bedrooms also benefiting from fitted wardrobes. There is a contemporary family bathroom equipped with bath, shower, wc and hand wash basin.

The rear garden is comprised of a patio area, laid lawn and raised timber decking. The garden also allows access into the garage located at the rear of the property.

We highly advise booking a viewing early to avoid missing out!

### **Lounge**

13' 8" x 9' 7" ( 4.17m x 2.92m )

### **Kitchen/Diner**

14' x 9' ( 4.27m x 2.74m )

### **Bedroom 1**

12' 4" x 11' 8" ( 3.76m x 3.56m )

### **Bedroom 2**

10' 4" x 7' 7" ( 3.15m x 2.31m )

### **Bedroom 3**

8' 7" x 5' 11" ( 2.62m x 1.80m )



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## Garden Close, Sompting Lancing

- No Onward Chain
- Driveway
- Garage
- Spacious Kitchen Diner
- Bright Lounge

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCG106657 - 0004

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fox & sons



**01903 766041**



Lancing@fox-and-sons.co.uk



8/10 North Road, LANCING, West Sussex,  
BN15 9AE



**fox-and-sons.co.uk**