



PEAR  
PROPERTIES



Halewick Close, Sompting  
Lancing

Guide Price £395,000



## Halewick Close

Sompting, Lancing

Beautifully presented 3 bed end of terrace house with open plan kitchen/living room, modern bathroom, decked/lawned garden, off-road parking. Convenient location. No onward chain. Must see! Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedroom End of Terrace House
- Built in 2017 - Remainder Of New Home Guarantee
- Open Plan Kitchen/Living Room
- Integrated Kitchen Appliances
- Modern Family Bathroom & Downstairs WC
- Decked and Lawned Rear Garden
- Off Road Parking for Multiple Vehicles
- Easy Access to A27
- Please Take A Look At Our Virtual Tour



### **Kitchen/Living Area**

25' 10" x 11' 8" (7.88m x 3.56m)

A light and airy, triple aspect, spacious open living space. The kitchen area comprises a comprehensive range of white high gloss cupboards and drawers, with integrated fridge, freezer, dishwasher, washing machine, oven and hob. Plenty of worktop space and breakfast bar area, a great space for entertaining.

### **WC**

8' 3" x 2' 8" (2.51m x 0.82m)

A useful downstairs cloakroom with WC and wash hand basin.

### **Bedroom One**

8' 10" x 18' 0" (2.70m x 5.48m)

A fantastic size double room, with two south facing windows making this a lovely bright room.

### **Bedroom Two**

9' 1" x 10' 0" (2.76m x 3.04m)

A further good size double bedroom with window overlooking the garden.

### **Bedroom Three**

7' 2" x 11' 3" (2.18m x 3.44m)

A good size single bedroom.

### **Bathroom**

5' 7" x 7' 6" (1.70m x 2.28m)

A modern bathroom comprising of bath with shower over, WC, wash hand basin and chrome heated towel rail.



## GARDEN

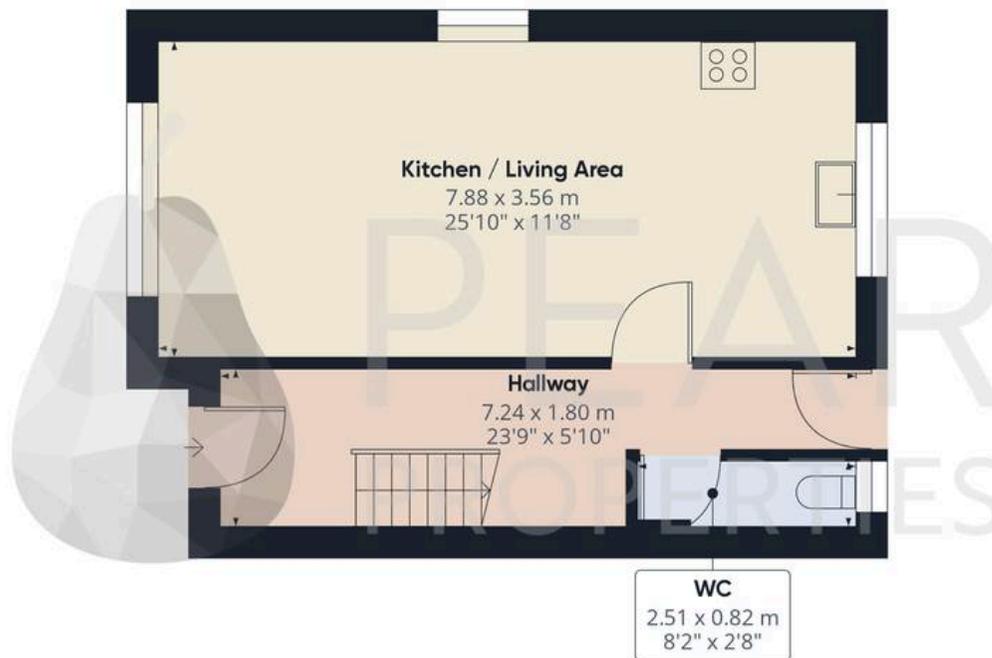
A fantastic size garden comprising decking area leading out from the property, gravel area to the side with useful storage shed and the remainder being laid to lawn.

## OFF STREET

2 Parking Spaces

Block paved driveway to the front of the property providing off road parking for two vehicles.





Ground Floor



Floor 1

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

82.02 m<sup>2</sup>

882.88 ft<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Pear Properties

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