



**Valley Road, North Sompting, Lancing, BN15 0JS**

Offers Over **£350,000**



**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** B

- Two Bedrooms
- Semi Detached Bungalow
- Opportunity To Extend/Convert (STNPC)
- Popular North Sompting Location
- Detached Garage
- Off Road Parking
- Living Room With Southerly Views
- Wrap Around Garden

This semi-detached bungalow offers excellent potential for improvement and modernisation, making it an ideal purchase for buyers looking to create a home to their own taste. The property provides well-proportioned accommodation including a spacious living room, two bedrooms, kitchen and bathroom, together with a generous rear garden, private driveway and garage. With scope to update and enhance throughout, this home represents a fantastic opportunity within a highly sought-after residential location.





## Summary

Situated in the ever-popular Valley Road, North Sompting, this semi-detached bungalow offers excellent potential for improvement and modernisation, making it an ideal purchase for buyers looking to create a home to their own taste.

The property provides well-proportioned accommodation including a spacious living room, two bedrooms, kitchen and bathroom, together with a wrap around rear garden, private driveway and garage. With scope to update and enhance throughout, this home represents a fantastic opportunity within a highly sought-after residential location.

## Internal

The accommodation is arranged over one level and is accessed via an enclosed entrance porch leading into a central hallway. The living room is a bright and comfortable space with a large window allowing plenty of natural light with far reaching views and offering ample room for both seating and dining furniture. The kitchen is fitted with a range of wall and base units with work surfaces and space for appliances, providing a practical layout with potential for reconfiguration or modernisation. There are two bedrooms, both well-proportioned, with the main bedroom overlooking the rear garden. The bathroom is fitted with a bath, wash hand basin and WC.

## External

To the front, the property benefits from a private driveway providing off-road parking and access to a detached garage. The rear garden is a particular feature, arranged over tiers with patio seating areas and mature planting, offering excellent potential to landscape and create an attractive outdoor entertaining space.

## Situated

Valley Road is a well-regarded residential location within Sompting, conveniently positioned for local shops, bus routes and amenities. Lancing village centre and mainline railway station are within easy reach, providing direct links to Brighton, Worthing and London. The area is also well served by local schools and offers easy access to the South Downs and nearby seafront.





Whilst we endeavour to make our properties 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.