# Valley Road, Sompting, Lancing, BN15 0JP

Offers Over **£450,000**

Jacobs | Steel

**Property Type:** Chalet

**Bedrooms:** 5

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

- Four/Five Bedrooms
- Extended Chalet Bungalow
- Southerly Aspect Lanscaped Garden
- Off Road Parking
- Separate WC
- Generous Modern Bathroom
- Utility Room
- Open Plan Kitchen/ Living Room With Sky Lights
- Chain Free
- Backing Onto Fields And Near South Downs

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Summary

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Internal

The property has been thoughtfully extended and modernised to create a superb family home, with the centrepiece being the stunning open-plan kitchen, dining and living area. The contemporary kitchen is fitted with an extensive range of white gloss units, wooden worktops, breakfast bar and integrated appliances, flowing effortlessly into the impressive living space with doors overlooking the garden, creating the perfect environment for entertaining and family life.

A separate reception room to the front of the home provides additional living accommodation or a further bedroom on the ground floor alongside another bedroom/home office served by a stylish family bathroom with both bath and separate shower, together with a separate cloakroom/WC.

The first floor offers three further bedrooms with field views and being fitted eaves storage and the benefit of a modern cloakroom.

The front of the property provides a substantial block-paved driveway offering parking for numerous vehicles, bordered by mature planting that creates an attractive approach.

To the rear is a truly spectacular landscaped garden, beautifully established with mature trees, colourful planting, lawned areas, decked walkways and an ornamental pond with koi stretching under the pathway and across the garden. The garden backs directly onto open fields, providing an outstanding outlook and an exceptional degree of privacy, creating a peaceful retreat rarely available.

A detached garden room/studio provides excellent additional accommodation, ideal as a home office, gym, hobby room or workshop, benefiting from power, light and a fitted kitchenette area. This building also benefits the potential to become a self contained annex - subject to planning. This currrently has a wc and two separate rooms, with a small area suitable to be a kitchen, subject to planning

Situated

Occupying a highly sought-after location, this individual home enjoys the perfect balance of tranquillity and convenience. Backing directly onto open countryside, the property offers immediate access to scenic walks whilst

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

Lancing Office | 28 North Road | Lancing | West Sussex | BN15 9AB
01903 750335 | lancing@jacobs-steel.co.uk | jacobs-steel.co.uk

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