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## Description

Robert Luff & Co are delighted to present this incredibly spacious TWO DOUBLE BEDROOM ground floor flat with LARGE PRIVATE GARDEN & PARKING, located in popular Sompting, close to recreation ground, local shops and well regarded schools. The generous accommodation comprises: Own front door to spacious entrance hall with ample storage, living room, fitted kitchen, rear addition/conservatory, two double bedrooms and modern bathroom. Outside, there is an attractive private rear garden and off street parking to the front. VIEWING ESSENTIAL!!



## Key Features

- Ground Floor Flat
- Parking
- Conservatory/Utility Room
- Double Glazing & Gas Central Heating
- Council Tax Band: B
- Large Private Garden
- Two Double Bedrooms
- Close To Shops & Popular Schools
- EPC: TBC
- NO CHAIN



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### **Entrance Hall**

Double glazed window and front door, large storage cupboard, radiator.

### **Lounge**

**4.22m x 3.78m (13'10" x 12'5")**

Double glazed window to front, feature fireplace, radiator.

### **Kitchen**

**3.61m x 2.64m (11'10" x 8'8")**

Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, fitted electric oven & gas hob, tiled splash-backs, space & plumbing for dishwasher, cupboard housing consumer unit.

### **Conservatory/Dining Room/Utility Room**

**5.38m x 3.45m to french doors (17'8" x 11'4" to french doors)**

Double glazed windows & French doors, laminate flooring, two radiators, wall mounted combination boiler.

### **Bedroom One**

**4.06m x 3.07m (13'4" x 10'1")**

Double glazed window to front, radiator.

### **Bedroom Two**

**3.61m x 2.79m (11'10" x 9'2")**

Double glazed window to rear, radiator.

### **Bathroom**

Fitted white suite comprising: Tile enclosed bath, wash hand basin, close coupled WC, fully tiled walls, heated towel rail, double glazed window to rear.

### **Outside**

#### **Rear Garden**

Patio, artificial grass, decking, timber shed, fence enclosed.

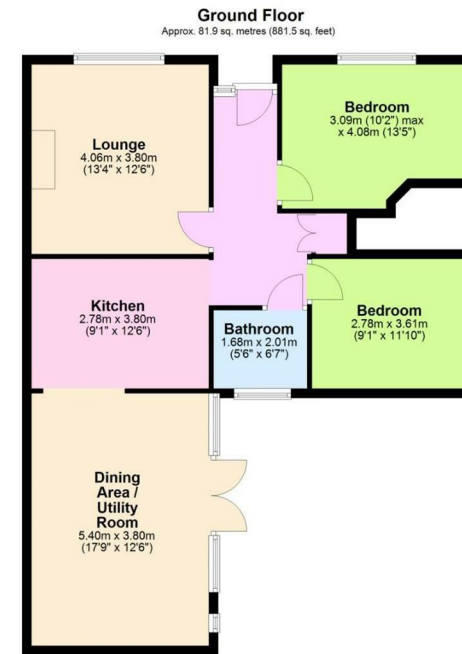
#### **Parking**

To front.





## Floor Plan Blacksmiths Crescent



Total area: approx. 81.9 sq. metres (881.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>71</b>	<b>73</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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