



**JAMES & JAMES**  
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4 Priory Close

Sompting, Lancing, BN15 0EB

Guide price £375,000

Freehold Council Tax Band D



A beautifully presented three bedroom semi detached family home situated in a highly sought after cul de sac location in the popular village of Sompting.

Tucked away within Priory Close, the property enjoys a peaceful and private setting and is offered to the market with no ongoing chain.

Upon entering the property, you are welcomed by a double glazed porch leading into a spacious entrance hall.

The main reception space is a double aspect lounge diner with a feature fireplace and an attractive archway separating the two areas, creating an ideal space for both family living and entertaining.

The ground floor also benefits from a refitted kitchen featuring a range of integrated appliances along with ample cupboard and worktop space.

To the first floor, there are three generous sized bedrooms, a family bathroom, and a separate WC, providing practical accommodation for modern family life.

The rear garden is low maintenance presented as a mix of block paved coupled with a raised decked area with a shed for storage.

The property occupies a pleasant position within this quiet residential close, well regarded for its family friendly atmosphere and convenient access to local amenities, schools, transport links, and nearby countryside walks.

This well presented home offers spacious accommodation throughout and early viewing is highly recommended.

Chain Free.





Entrance Porch

Entrance Hall

Lounge  
14'2 x 11'6 (4.32m x 3.51m)

Dining Room  
14'3 x 10'11 (4.34m x 3.33m)

Kitchen  
14'3 x 7' (4.34m x 2.13m)

First Floor Landing

Bedroom  
14'3 x 11'6 (4.34m x 3.51m)

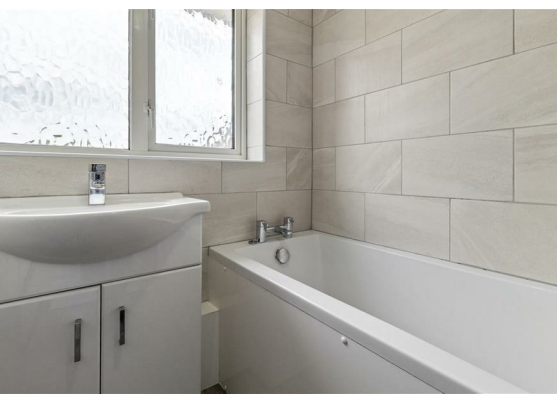
Bedroom  
14'3 x 11'6 (4.34m x 3.51m)

Bedroom  
10' x 6'5 (3.05m x 1.96m)

Bathroom

WC

Rear Garden



## Floor Plan



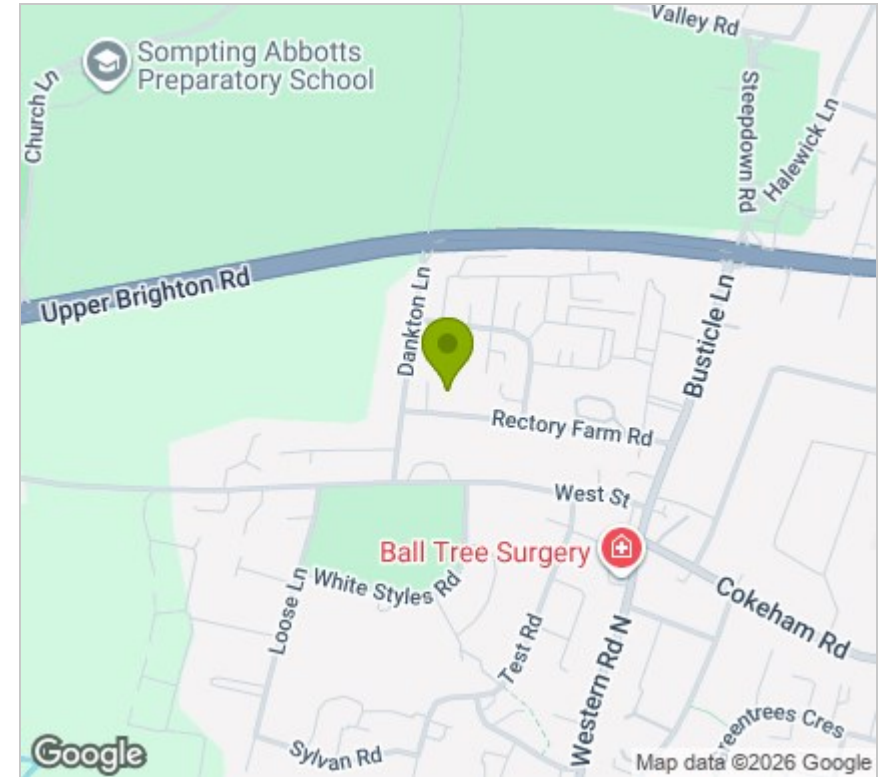
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

