



**Test Road, Sompting, Lancing, BN15 0EL**

Offers in the Region of **£350,000**



**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Two bedroom bungalow
- Spacious living room
- Additional sunroom/dining area
- Fitted kitchen
- Modern bathroom
- Private rear garden
- Garage
- Popular residential location
- Close to local amenities and transport links

### Summary

A well-presented two-bedroom bungalow offering bright and spacious accommodation throughout, with the added benefit of a sunroom providing additional living space. The property is situated in a popular residential location and benefits from a private rear garden and a garage. Ideal for downsizers, first-time buyers or those seeking single-level living.





### Internal

The property is accessed via a central hallway providing access to all rooms. There is a spacious living room to the rear, offering a comfortable and light-filled space with direct access into the sunroom, which is currently used as a dining area and overlooks the garden. The kitchen is fitted with a range of wall and base units with work surfaces over, providing ample storage and space for appliances. There are two well-proportioned bedrooms, both offering good space for furnishings. The bathroom is fitted with a modern suite including a shower enclosure, wash hand basin and WC.

NB - Plans have been drawn up for a loft conversion under permitted development but the necessary planning consents will need to be applied for.

### External

To the rear, the property benefits from a low-maintenance garden, predominantly laid to patio, providing an ideal space for outdoor seating and entertaining. There is also access to a garage, offering additional storage or parking. To the front, there is a lawned garden with pathway leading to the entrance.

### Situated

Located in a popular and well-established residential area of Lancing, the property is within easy reach of local shops, amenities and transport links. Lancing village centre and mainline railway station are nearby, providing convenient access to Brighton, Worthing and London. The seafront and local parks are also within close proximity.





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.