



PEAR
PROPERTIES



Grafton Gardens, Sompting
Lancing

Guide Price **£350,000**



Grafton Gardens

Sompting, Lancing

Chain-free semi-detached chalet bungalow with 2 or 3 bedrooms, flexible living space, sunroom, large garden, private driveway, and potential for outdoor projects.

Council Tax band: D

Tenure: Freehold

- Semi Detached Chalet Bungalow
- Two / Three Bedrooms
- Spacious Living Room
- Fitted Ground Floor Shower Room
- Very Large Rear Garden With Lots Of Potential
- Bright Dining Room / Third Bedroom
- Conservatory and Sunroom
- Driveway For Multiple Vehicles
- Please Take A Look At Our Virtual Tour & Walk Through Video
- Chain Free



Kitchen

17' 9" x 7' 7" (5.41m x 2.31m)

Fitted kitchen with a range of wall and base units, integrated hob and oven, space for other appliances and side door leading to rear garden

Bedroom

12' 4" x 9' 8" (3.76m x 2.94m)

Spacious and bright double bedroom with built in wardrobes located on the ground floor.

Bathroom

5' 11" x 6' 0" (1.80m x 1.82m)

Partially tiled bathroom comprising shower cubicle, WC, hand wash basin and heated towel rail

Living Room

19' 1" x 9' 7" (5.81m x 2.92m)

Spacious living room flowing into the sunroom

Dining Room / Bedroom

9' 11" x 11' 0" (3.03m x 3.35m)

Good sized dining room / additional bedroom flowing into the sunroom

Sunroom

7' 3" x 10' 10" (2.20m x 3.30m)

Sunroom with doors leading to the rear garden

Sunroom

4' 1" x 9' 0" (1.25m x 2.74m)

Bedroom

9' 11" x 9' 8" (3.01m x 2.94m)

Good sized bedroom with eaves storage and window overlooking the rear garden

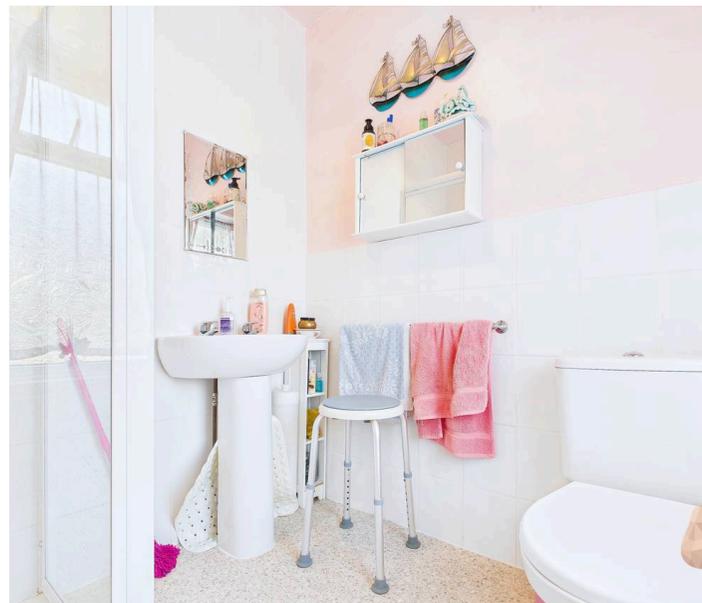


GARDEN

A large rear garden with a well-maintained lawn and a paved patio area

DRIVEWAY

1 Parking Space





Ground Floor

Approximate total area⁽¹⁾

85.1 m²
915 ft²

Reduced headroom

1 m²
10 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1





Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk