



4



1



2



C



Description

GUIDE PRICE £425,000 - £450,000 Robert Luff & Co are delighted to offer this incredibly spacious, EXTENDED semi-detached family home located in ever popular North Sompting, close to well regarded schools, local shops and transport links. The versatile accommodation which would suit those with a dependent family member or multigenerational living, comprises: Reception hall, ground floor bedroom, large contemporary wet room, extended lounge/dining room, spacious extended kitchen, separate utility room, first floor landing, three generous bedrooms and family bathroom. Outside, there is a well stocked approx. 55ft WEST FACING REAR GARDEN and off street parking to the front. VIEWING ESSENTIAL!!



Key Features

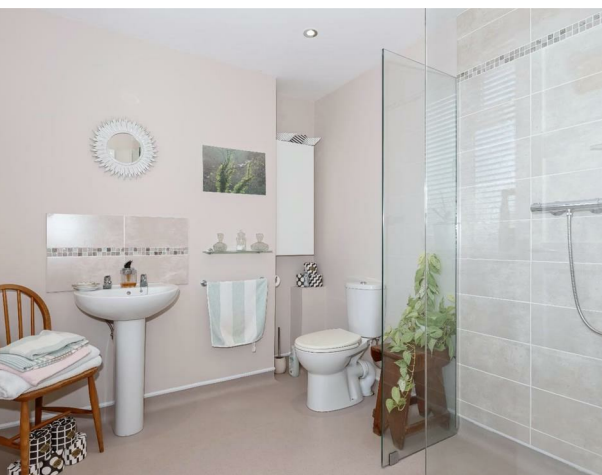
- Semi-Detached Family Home
- Three/Four Bedrooms
- First Floor Bathroom
- Utility Room
- EPC: C
- Popular North Sompting Location
- Ground Floor Wet Room
- Extended Lounge/Diner & Kitchen
- Superb West Facing Garden
- Council Tax Band: C



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Reception Hall

Double glazed front door and window to side, coving, radiator.

Wet Room

Walk in shower with glass screens and wall mounted shower, downlighters, close coupled WC, pedestal wash hand basin, part tiled walls, double glazed window to front, heated towel rail.

Dining Room/Ground Floor Bedroom

4.06m x 3.25m (13'4" x 10'8")

Double glazed bay window to front with shutter blinds, coving, picture rail, radiator.

Lounge

6.27m x 3.71m (20'7" x 12'2")

Double glazed windows and French doors to rear, picture rail, two radiators.

Kitchen

5.31m x 2.87m (17'5" x 9'5")

Coving, downlighters, double glazed window to rear. Fitted kitchen comprising: Range of fitted base units, worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap and water softener, space for range cooker with extractor hood over, integrated fridge, upright radiator, pantry cupboard.

Utility Room

Extractor fan, downlighters, base level units, worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, space & plumbing for washing machine, window and door to rear.

First Floor Landing

Storage cupboard with shelving, coving, loft access picture rail, double glazed window to side.

Bedroom One

4.06m x 3.86m (13'4" x 12'8")

Coving, picture rail, double glazed bay window to front, radiator.

Bedroom Two

4.06m x 2.74m (13'4" x 9')

Double glazed window to rear, picture rail, storage cupboard, radiator.

Bedroom Three

2.87m x 2.26m (9'5" x 7'5")

Double glazed window to front with shutter blinds, wardrobe cupboard, radiator.

Bathroom

Double glazed window to rear. Fitted suite comprising: Panel enclosed bath with shower over, close coupled WC, wash hand basin with cupboard under, fully tiled walls, heated towel rail.

Outside

West Facing Rear Garden

Patio, timber shed, greenhouse, flower beds, pond, fence enclosed.

Front Garden

Formal front garden.

Parking

Private driveway with parking for one vehicle.





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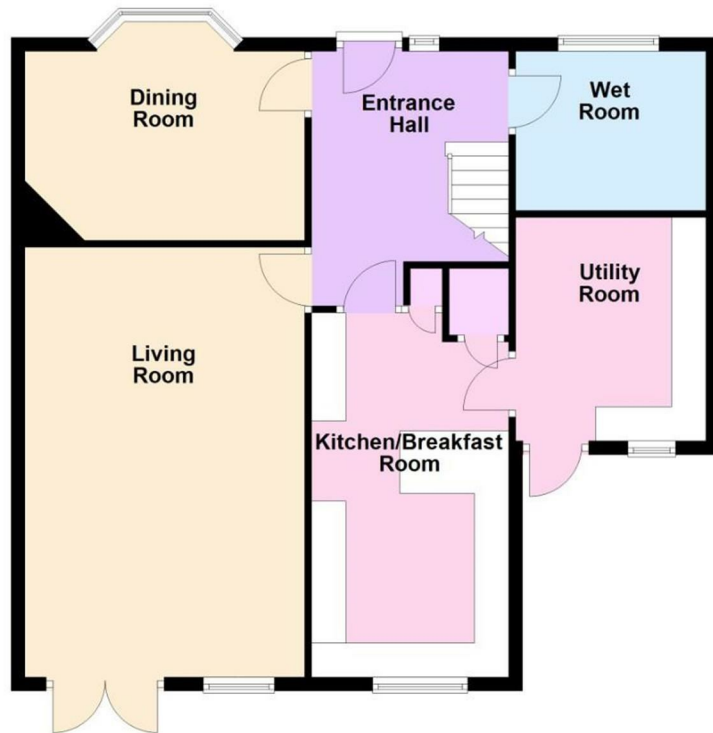
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Floor Plan Halewick Lane

Ground Floor

Approx. 81.4 sq. metres (876.3 sq. feet)

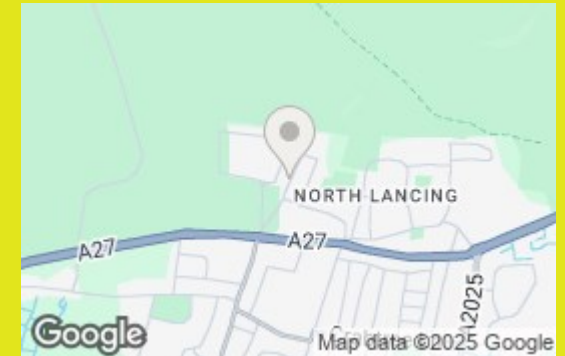


First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 124.7 sq. metres (1342.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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