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Description

Robert Luff & Co are delighted to welcome to the market this wonderful family home located in a 'no through road' in the popular village of Sompting close to local amenities, transport links and well regarded schools. Internally this property boasts a well presented open plan lounge diner, modern fitted kitchen, two double bedrooms, further single bedroom and family bathroom whilst outside offers a pretty rear garden which has been landscaped to provide a versatile area with many well established plants and shrubs, a well manicured lawn area, a convenient seating area, side access and access to the garage. This property also benefits from off road parking for multiple cars complete with an electric car charging point.



Key Features

- Beautifully Presented Semi-Detached Family Home
- Pretty Landscaped Rear Garden
- Located Close To Well Regarded Primary & Secondary Schools
- Close To Local Amenities & Transport Links
- Council Tax Band - C
- Three Bedrooms & Family Bathroom
- Detached Garage, Off Road Parking & Electric Car Charging
- Positioned In A No Through Road
- EPC - D
- Modern Throughout



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Front Door

leading to:

Porch

internal door leading to:

Hallway

wood laminate flooring, stairs to first floor, door to:

Lounge/Dining Room

Wood laminate flooring, storage cupboard, double glazed window, radiator, electric log effect fire, double glazed french doors to garden, opening to

Kitchen

Modern fitted kitchen with integrated appliances, electric oven, gas hob with extractor fan over, double glazed window

First Floor landing

carpet, loft access, doors to:

Bedroom One

Carpet, radiator, double glazed window

Bedroom Two

Carpet, radiator, double glazed window

Bedroom Three

Carpet, radiator, double glazed window

Bathroom

Double glazed window, bath with shower over, low level flush w/c,

wash hand basin, heated towel rail, radiator with rail over for hanging towels, vanity storage unit

Outside

Rear Garden

Patio seating area, mainly laid to lawn enclosed via fencing, shed, access to garage, side gate to driveway

Front

Laid to resin driveway with dropped kerb, access to garage and side access to garden, electric car charging point, steps to front door, lawn and flower bed



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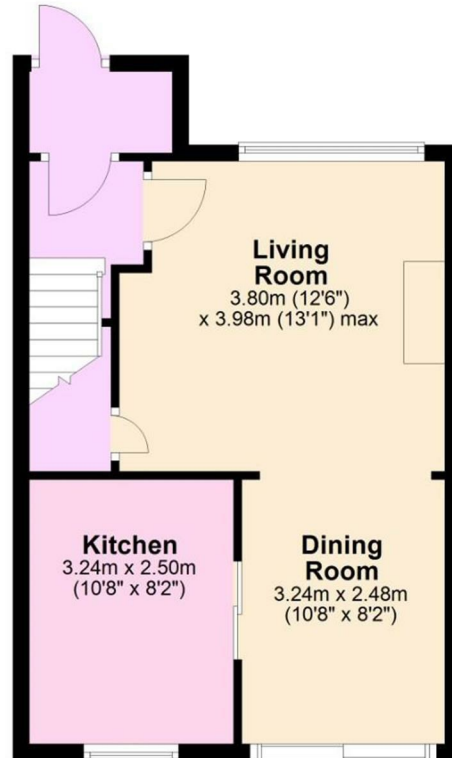
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Floor Plan Trent Close

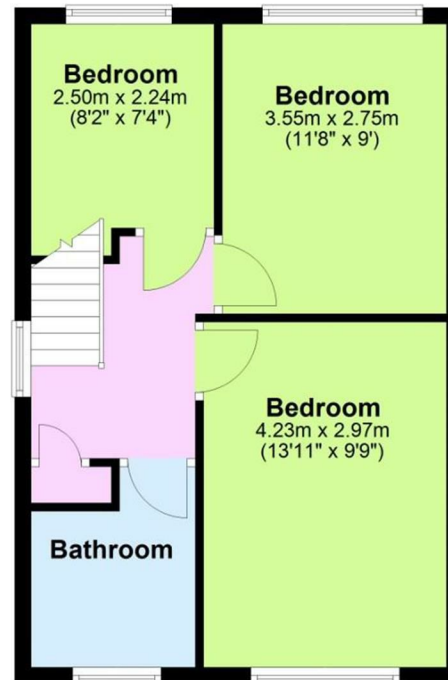
Ground Floor

Approx. 38.2 sq. metres (411.4 sq. feet)

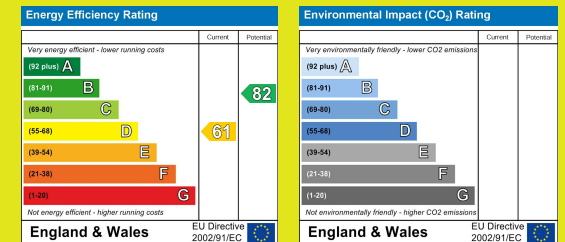


First Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)



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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