

Freehold - Offers In Excess Of £375,000



3



1



1



D



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





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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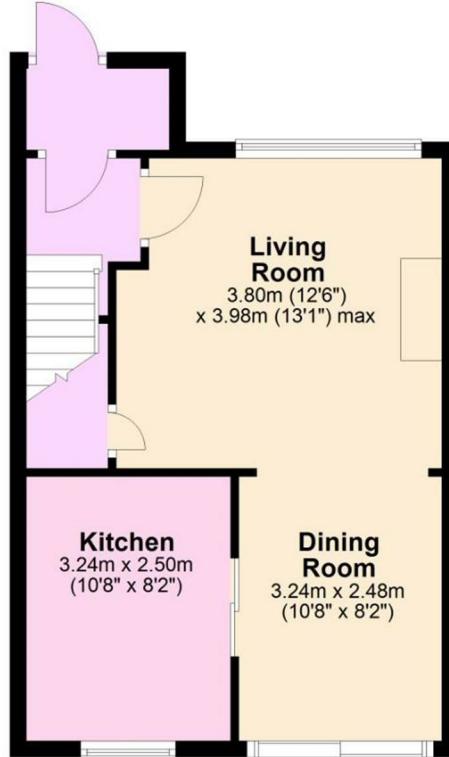
3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

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Floor Plan Trent Close

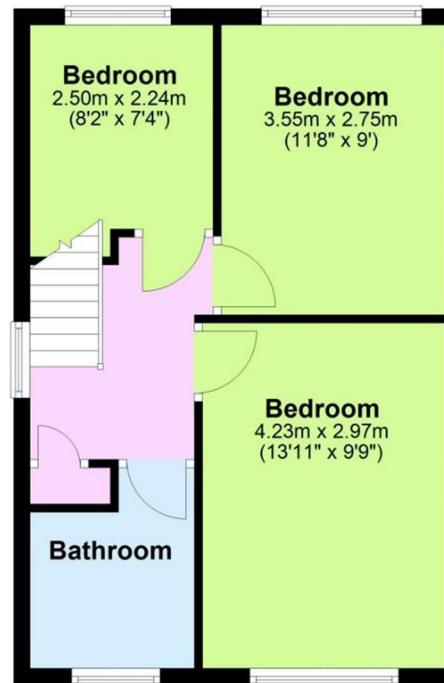
Ground Floor

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)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
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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