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Description

Robert Luff & Co are delighted to present this spacious and beautifully presented semi-detached family home located in a small residential Cul-de-sac on the popular Rectory Farm development in Sompting. The property, which has been the subject of great improvement by the current owners, features: Entrance hall, ground floor cloakroom/WC, living room, contemporary open plan kitchen/dining room, first floor landing, two double bedrooms, generous single bedroom and family bathroom. Outside, there is a sun trap, South facing rear garden, front garden, off street parking and a garage. VIEWING RECOMMENDED!



Key Features

- Spacious Family Home
- Separate Living Room
- Three Generous Bedrooms
- Off Street Parking & Garage
- EPC: C
- Open Plan Kitchen/Dining Room
- Ground Floor WC
- Family Bathroom
- South Facing Garden
- Council Tax Band: C





Location

Located in the desirable village of Sompting, this property enjoys a quiet residential setting close to everyday amenities and well-regarded schools. The stunning South Downs National Park is nearby, offering beautiful countryside walks, while the coast and beaches are just a short drive away.

Comprehensive shopping and leisure facilities can be found in Worthing and Brighton, making this an ideal location combining village charm with excellent connectivity.

Inside

This well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. The property features three good-sized bedrooms, providing comfortable space for families, guests or home working. To the ground floor, a bright and welcoming lounge offers the perfect setting for relaxation, while the spacious kitchen/dining room forms the heart of the home — ideal for everyday living and entertaining alike, with ample room for both cooking and dining. A convenient downstairs WC completes the ground floor accommodation.

Outside

To the front, the property benefits from off-road parking, providing convenient space for multiple vehicles, along with side access the

garden.

To the rear, a delightful south-facing garden enjoys a sunny aspect throughout the day, creating the perfect space for outdoor dining, entertaining or simply relaxing. There's also access to a garage at the rear offering additional parking, storage or potential workshop use.

Entrance Hall

WC

Living Room

4.62m x 2.90m (15'2" x 9'6")

Kitchen/Dining Room

5.51m x 3.81m max (18'1" x 12'6" max)

First Floor Landing

Bedroom One

4.65m x 3.43m (15'3" x 11'3")

Bedroom Two

3.78m x 2.92m (12'5" x 9'7")

Bedroom Three

3.00m x 1.96m (9'10" x 6'5")

Bathroom

Outside

South Facing Rear Garden

Front Garden

Driveway

Garage

4.11m x 2.36m (13'6" x 7'9")

To rear.

Floor Plan The Lawns



Total area: approx. 103.7 sq. metres (1116.4 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
86	73
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
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