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Description

We are delighted to market this bright and spacious terraced family home, located on the popular Rectory Farm development in Sompting. Several well regarded schools are close by, including Sompting Village Primary and Sir Robert Woodard Academy. The generous accommodation comprises: Entrance hall, living room, dining room, fitted kitchen, first floor landing, two double bedrooms, further single bedroom and family bathroom. Outside, there is an attractive South facing rear garden, front garden and a garage en-bloc. The property further benefits from a useful loft room with Velux window, gas central heating and double glazing. VIEWING A MUST!!



Key Features

- Terraced Family Home
- Vendor Suited
- Useful Loft Room (Accessed Via Ladder)
- Garage En-Bloc
- EPC: C
- Through Lounge/Dining Room
- Three Bedrooms
- South Facing Garden
- Gas Central Heating & Double Glazing
- Council Tax Band: C



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Entrance Hall

Double glazed window and door to front, understairs cupboard, laminate floor.

Lounge

4.27m x 3.07m (14' x 10'1")
Double glazed window to front, coving, downlighters, television aerial point, laminate flooring, radiator.

Dining Room

3.61m x 2.64m (11'10" x 8'8")
Coving, double glazed French doors, laminate flooring.

Kitchen

3.28m x 2.44m (10'9" x 8')
Double glazed window & door to rear. Fitted kitchen comprising: Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, electric oven, gas hob, extractor hood, tiled splashbacks, space and plumbing for washing machine and dishwasher, wall mounted combination boiler.

First Floor Landing

Stairs from entrance hall.

Bedroom One

4.29m x 3.23m (14'1" x 10'7")
Double glazed window to front, wardrobes, radiator.

Bedroom Two

3.66m x 2.69m (12' x 8'10")
Double glazed window to rear, radiator, coving.

Bedroom Three

2.51m x 1.91m (8'3" x 6'3")
Double glazed window to front, radiator, coving.

Bathroom

Double glazed window to rear. Fitted suite comprising: Panel enclosed bath with mixer tap and shower over, vanity unit with inset wash hand basin and close coupled WC, part tiled walls.

Loft Room

5.23m x 3.35m (17'2" x 11')
Accessed via ladder from landing. Velux window to rear, power & light.

Outside

South Facing Rear Garden
Patio, lawn, fence enclosed.

Garage

En-bloc. Up and over door.



Floor Plan The Lawns.



Total area: approx. 117.3 sq. metres (1262.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(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			86
(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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