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## Description

Robert Luff & Co are delighted to welcome to the market this rare opportunity to acquire a family home on a good size corner plot offering future potential to extend subject to necessary planning consents. Internally the property is well presented and offers a through lounge diner, modern kitchen and conservatory to the ground floor whilst the upstairs offers two double bedrooms, a further single and a family bathroom. Outside the property benefits from a secluded, wall enclosed, rear garden mainly laid to lawn with patio seating areas and flower beds, the garden also offers side access to the front of the house and rear access to two parking spaces. The property also comes with a garage en-bloc which has power and light and access from the garden.

Located in an ideal spot in Sompting this property offers easy access to local amenities with convenience shops nearby and local bus links offering services into Worthing. Lancing Village centre sits just over a mile away and benefits from an array of local shops cafes and eateries along with the mainline train station.

The current owner says; we have loved living in this house, the garden has been particularly good for family get togethers and we love how secluded and private it is, we wouldn't dream of moving from this house if it were not for us having such a large extended family that we now need more entertaining space.

## Key Features

- Corner Plot End Of Terrace House
- Large Corner Plot Garden
- Garage With Power & Light
- Open Plan Lounge Diner
- EPC -
- Two Privately Owned Parking Spaces
- Potential To Extend STNPC
- Conservatory Extension
- Well Presented Throughout





**UPVC Front Door**  
leading to:

**Entrance Hall**  
Tiled floor, radiator, stairs to first floor

**Lounge/Dining Room**  
Wood laminate flooring, double glazed window, radiator, electric fire, opening to:

**Kitchen**  
Tiled floor, range of eye and base level units with work surface, integrated cooker with hob and extractor fan over, stainless steel sink drainer with mixer tap.

**Conservatory**  
Tiled floor, part brick part upvc double glazed windows with fitted shutter blinds, upvc double glazed patio doors, plumbing for washing machine and dishwasher, orangery roof, radiator

**First Floor**

**Landing**  
Carpet, loft access, double glazed window, doors to:

**Bedroom One**  
Carpet, radiator, double glazed window

**Bedroom Two**  
Carpet, radiator, double glazed window, built in storage

**Bedroom Three**  
Carpet, radiator, double glazed window, built in storage

**Bathroom**  
Fully tiled, bath with shower over, wash hand basin, low level flush w/c, double glazed window, heated towel rail, double glazed window

**Outside**

**Front Garden**  
Laid to lawn enclosed by hedgerow, path to front door, gate to garden

**Rear Garden**  
Enclosed by wall, laid to lawn, two patio seating areas, flower beds, side access to front, rear access to garage block, door to garage, brick built bbq area.

**Garage**  
Up and over door, power and light.

**Parking**  
Two privately owned parking spaces to rear of garden



## Floor Plan Rectory Farm Road

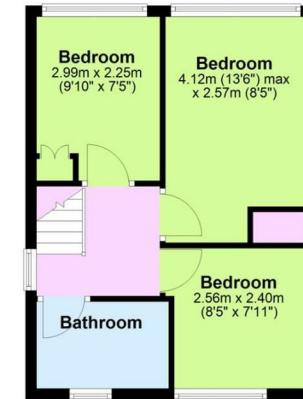
### Ground Floor

Approx. 47.6 sq. metres (514.3 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



Total area: approx. 81.1 sq. metres (872.7 sq. feet)



Energy Efficiency Rating		Current	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			
England & Wales	EU Directive 2002/91/EC	81	61

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	61	

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.