



3



1



1



E



Description

GUIDE PRICE £350,000 - £375,000 Robert Luff & Co are delighted to present this spacious, semi-detached family home, ideally located in this popular residential area in Sompting. Local shops are just a few minutes' walk away in Bowness Avenue and several well regarded schools are close by. The generous accommodation comprises: Entrance hall, through lounge/dining room, kitchen, side porch providing internal access to the garage, first floor landing, three bedrooms and bathroom. Outside, there is a good size, attractive rear garden, front garden and a private driveway to the garage. Viewing essential - NO CHAIN!!

Key Features

- Semi-Detached Family Home
- Through Lounge/Dining Room
- Private Drive & Garage
- Popular Sompting Location
- EPC: E
- Three Bedrooms
- Good Size Rear Garden
- Double Glazing
- Close To Schools & Shops
- Council Tax Band: C



robertluff.co.uk

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

Robert
Luff & Co



Entrance Hall

Double glazed window and front door, coats cupboard, understairs storage cupboard, electric heater.

Lounge/Dining Room

6.93m x 3.53m narrowing to 2.51m (22'9" x 11'7" narrowing to 8'3")

Double glazed window to front, double glazed patio door to rear, coving, open fireplace, electric heater.

Kitchen

2.82m x 2.74m (9'3" x 9')

Double glazed window to rear, double glazed door to side. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit, serving hatch, gas and electric cooker points, space and plumbing for washing machine, larder cupboard, electric heater.

Side Porch

Double glazed window to side, double glazed back door, internal door to garage.

First Floor Landing

Loft access with pull down ladder, window to side, electric heater.

Bedroom One

3.58m x 3.38m into alcove (11'9" x 11'1" into alcove)

Double glazed window to front, coving.

Bedroom Two

3.38m max x 3.25m (11'1" max x 10'8")

Double glazed window to rear, coving, airing cupboard, electric heater.

Bedroom Three

2.36m x 1.91m (7'9" x 6'3")

Double glazed window to front.

Bathroom

Double glazed window to rear, fully tiled walls, panel enclosed bath with hand grips and mixer tap with shower attachment, pedestal wash hand basin, close coupled WC.

Outside

Rear Garden

Patio, lawn, flower beds with various plants, shrubs & trees, ornamental fish pond, greenhouse, timber shed, outside tap, fence enclosed with side access via gate.

Front Garden

Laid to lawn, flower beds.

Private Driveway

Leading to:

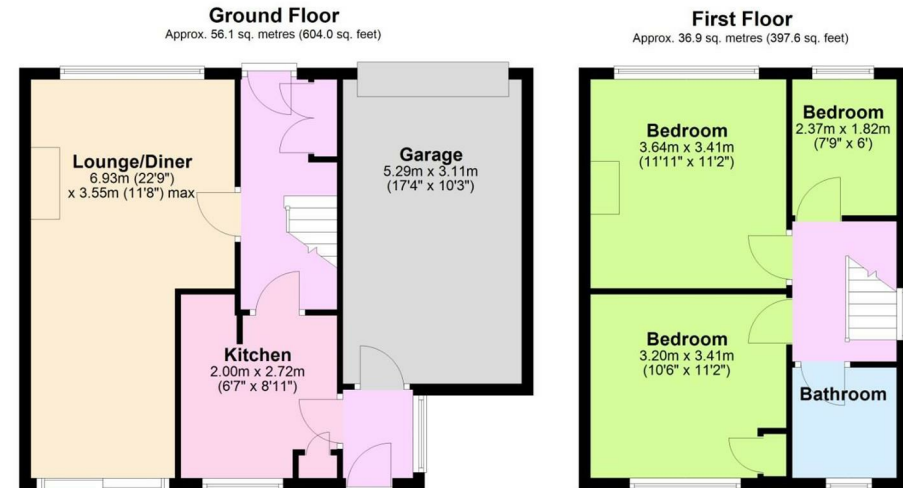
Garage

5.28m x 2.46m (17'4" x 8'1")

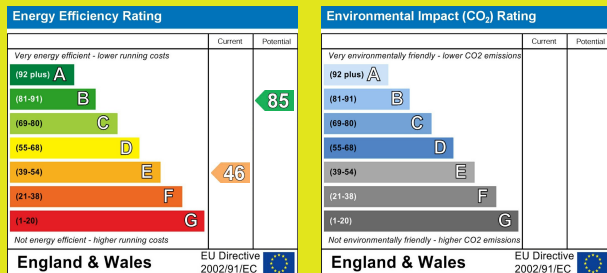
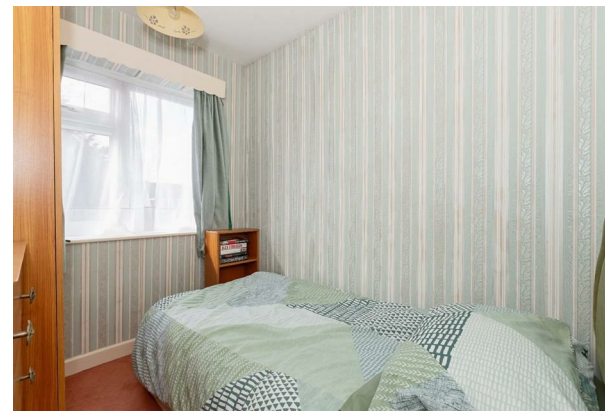
Power, light, up & over door.



Floor Plan Ambleside Road



Total area: approx. 93.1 sq. metres (1001.6 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.

robertluff.co.uk

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

Robert
Luff & Co