



## Sompting Road, Lancing

Offers In Excess Of  
**£425,000**  
Freehold

- Detached Bungalow
- Three Bedrooms & Loft Room
- Log Cabin In Garden With Power & Light & Plumbing
- South Facing Rear Garden
- Conservatory with Bi-folding Doors
- Utility Room
- Log Burner In Lounge
- EPC Rated D & Council Tax Band D

Detached three bedroom bungalow with additional loft room benefiting from a large south facing rear garden with annexe style log cabin with power and light, a shower room, w/c and kitchenette. Internally the bungalow briefly comprises: Lounge with log burner, fitted kitchen, utility room, bathroom with shower and bath, conservatory. The property benefits from being within close proximity to local transport links including Lancing train station.

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## Accommodation

Lounge 13'9 x 12'2 (4.19m x 3.71m)

Kitchen 15'5 x 8'6 (4.70m x 2.59m)

Utility Room 12'2 x 7'7 (3.71m x 2.31m)

Conservatory 13'2 x 9'2 (4.01m x 2.79m )

Bathroom 8'2 x 7'3 (2.49m x 2.21m )

Bedroom One 13'9 x 11'6 (4.19m x 3.51m)

Bedroom Two 11'6 x 10'6 (3.51m x 3.20m)

Bedroom Three 11'2 x 7'10 (3.40m x 2.39m)

Loft Room 18'8 x 11'10 (5.69m x 3.61m)

Annexe 13'6 x 13'2 (4.11m x 4.01m )

Log cabin with shower, toilet and kitchenette



# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>74</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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