



4



2



2



C



## Description

Robert Luff & Co are delighted to offer this spacious and well presented semi-detached chalet home, enviably located backing onto the South Downs National Park in North Sompting. The generous accommodation briefly comprises: Entrance hall, two double ground floor bedrooms, ground floor bathroom, fitted kitchen, impressive extended lounge/dining room with wood burning stove, first floor landing master bedroom with stunning sea and down-land views, further bedroom and shower room. Outside, there is a good size rear garden with gate accessing the South Downs, timber outbuilding with power /light & ample off street parking to the front. VIEWING ESSENTIAL!! AND CHAIN FREE!!



## Key Features

- Semi-Detached Chalet home being \*CHAIN FREE\*
- Two Bathrooms
- Backing Directly Onto South Downs
- Ample Off Street Parking
- EPC: C
- Four Generous Bedrooms
- Extended Lounge/Diner With Wood Burning Stove
- Superb Southerly Views To The English Channel
- Attractive Garden With Outbuilding With Power & Light
- Council Tax Band: C



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## Entrance Hall

## Bedroom

*3.18m x 2.97m (10'5" x 9'9")*

## Bedroom

*3.51m x 2.95m (11'6" x 9'8")*

## Kitchen

*3.45m x 2.18m (11'4" x 7'2")*

## Bathroom

## Lounge/Dining Room

*7.65m x 3.48m narrowing to  
2.95m (25'1" x 11'5"  
narrowing to 9'8")*

## First Floor Landing

## Primary Bedroom

*4.88m x 3.66m (16' x 12')*

## Bedroom Two

*2.67m x 2.54m (8'9" x 8'4")*

## Shower Room

## Outside

## Rear Garden

Gate onto South Downs

## Timber Outbuilding

With power & light

## Parking

To front.

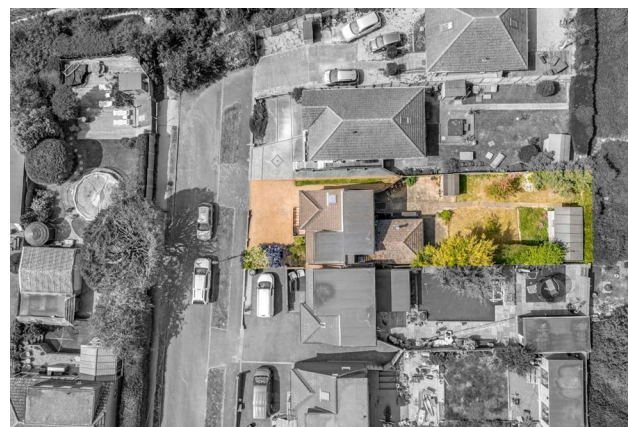
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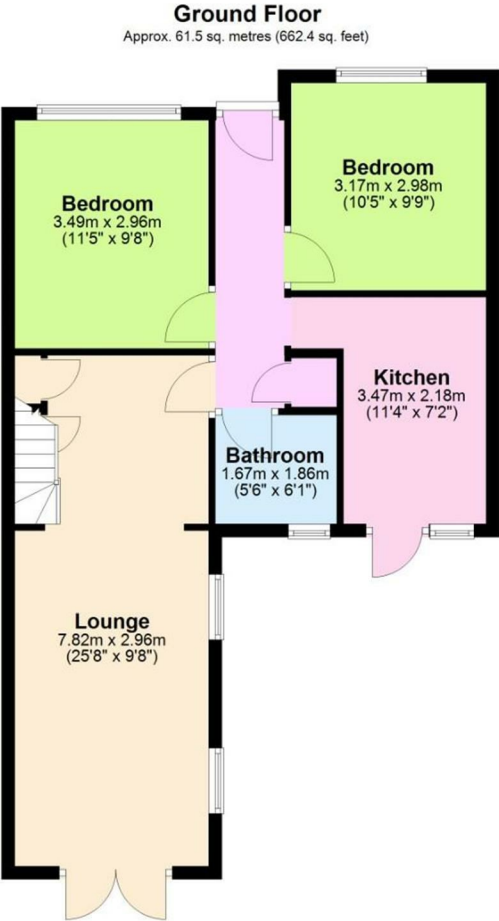
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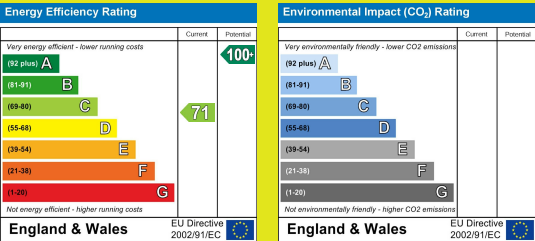
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Floor Plan Howard Road



Total area: approx. 97.9 sq. metres (1054.3 sq. feet)



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