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## Description

\*\*\*VIEWINGS THIS SATURDAY - CALL FOR TIMES!!\*\*\* Robert Luff & Co are delighted to present this THREE BEDROOM semi-detached family home, conveniently located in Sompting, close to well regarded schools, local shops, parks and transport links. The property, which has been well maintained, features: Entrance hall, through lounge/dining room, fitted kitchen, first floor landing, three bedrooms and family bathroom. Outside, there is an attractive, WEST FACING REAR GARDEN, well stocked front garden and a GARAGE, which can be accessed from the rear garden. VIEWING ESSENTIAL!!

## Key Features

- Semi-Detached House
- Through Lounge/Diner
- West Facing Rear Garden
- Gas Central Heating & Double Glazing
- EPC: D
- Three Bedrooms
- Fitted Kitchen
- Garage
- Close To Schools & Shops
- Council Tax Band: C



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### Entrance Hall

Double glazed front door, stairs rising to first floor. Door to:

### Lounge/Dining Room

**6.83m x 3.86m narrowing to 2.44m (22'5" x 12'8" narrowing to 8')**

Double glazed window to front, double glazed French doors to rear, coving, understairs storage cupboard, wall lights, feature fireplace, radiator.

### Kitchen

**2.59m x 2.29m (8'6" x 7'6")**

Double glazed window to rear. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, fitted electric oven, hob & extractor hood, space & plumbing for washing machine, space for further appliances, cupboard housing central heating boiler, tiled splash-backs, tiled floor.

### First Floor Landing

Loft access.

### Bedroom One

**4.37m x 2.69m (14'4" x 8'10")**

Double glazed window to front, coving, airing cupboard housing immersion heater, radiator.

### Bedroom Two

**2.69m x 2.54m (8'10" x 8'4")**

Double glazed window to rear, coving, storage cupboard, radiator.

### Bedroom Three

**3.07m x 2.06m (10'1" x 6'9")**

Coving, double glazed window to front, radiator.

### Bathroom

Double glazed window to rear. Fitted white suite comprising: Panel enclosed bath with shower over, pedestal wash hand basin, WC, tiled walls, tiled floor downlighters, heated towel rail.

### Outside

#### Secluded West Facing Rear Garden

Lawn, flowerbeds with various plants & shrubs, timber shed, fence enclosed with side access via gate.

### Garage

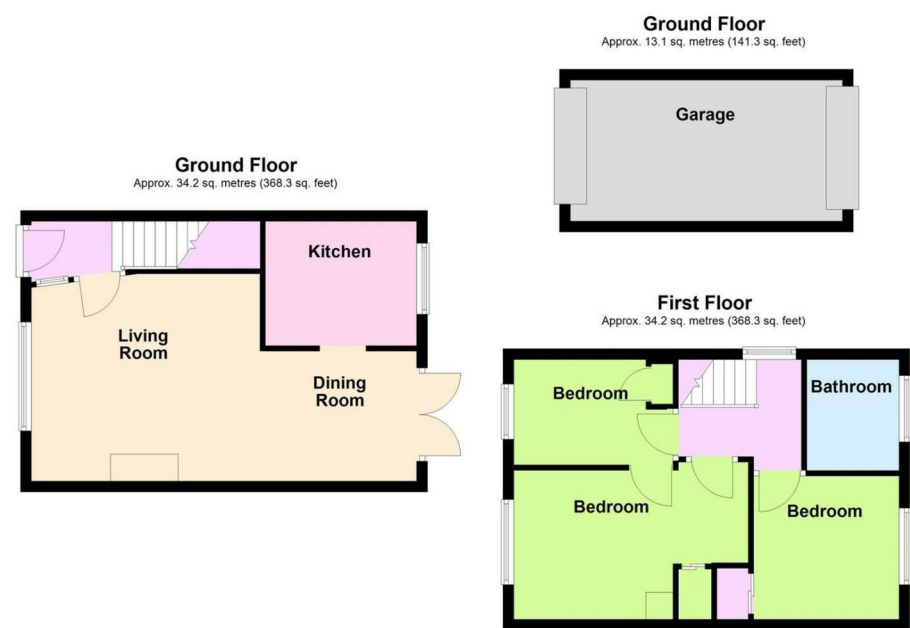
Up & over door to front, further up & over door to rear providing access from rear garden.

### Front Garden

Well stocked front garden with hedge to front offering privacy.



# Floor Plan Busticle Lane



Total area: approx. 81.6 sq. metres (877.9 sq. feet)



Energy Efficiency Rating	
	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

Environmental Impact (CO <sub>2</sub> ) Rating	
	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

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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