Robert Luff & co

The Deneway, Lancing

Freehold - Price £317,500





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Description

Robert Luff & Co are delighted to welcome this well-presented and extended two-bedroom end-of-terrace house is ideally positioned in a popular residential area of Sompting, close to local amenities, schools and transport links. Offering a versatile layout with additional ground-floor living space, it is perfectly suited to first-time buyers, downsizers or small families seeking a ready-to-move-into home with scope to grow.

The ground floor features a welcoming entrance hall leading to a living & dining room and a modern fitted kitchen. A notable benefit of this property is its extension, which provides a useful additional ground-floor room — ideal as a playroom, home office or snug — enhancing flexibility for family lifestyles.

Upstairs, there are two bedrooms: a generous main double and a second bedroom suitable for a child or home working, along with a contemporary family bathroom.

Outside, the property boasts off-road parking and a garage, providing secure storage or workshop potential. The private rear garden offers a low-maintenance space for relaxing and entertaining.

Key Features

- Extended Two Bedroom End Terrace House
- Good Condition Throughout
- Second Reception Room Offering Home Office/Gym/Playroom
- Modern Fitted Kitchen
- Council Tax Band C

- Off Road Parking & Garage
- Vendor Suited
- Good Size Bedrooms & Family Bathroom
- Low Maintenance West Facing Rear Garden
- Viewing Highly Recommended

















Location

Situated in the sought-after village of Sompting, the property benefits from a friendly residential environment with easy access to local shops and conveniences on Cokeham Road with easy accessible bus routes to Worthing, Lancing and Brighton whilst The South Downs National Park located close by offers ideal walking routes. Shorehamby-Sea beach and Lancing seafront are just a short drive away.

The location is popular with families due to strong local schooling options, including: Sompting Village Primary School Seaside Primary School The Globe Primary Academy Sir Robert Woodard Academy

(Secondary)

Further independent options in nearby Lancing & Worthing

Inside

Decorated to good standard throughout the property comprises a through lounge dining room and had been extended to the rear to create a good size kitchen with access to the garden, to the side the property benefits from a second reception room which could be used for a home office, gym or play room. Upstairs offers two good size bedrooms and a family bathroom.

Outside

The property benefits from off road parking to the front, a garage en-bloc and a low maintenance rear garden

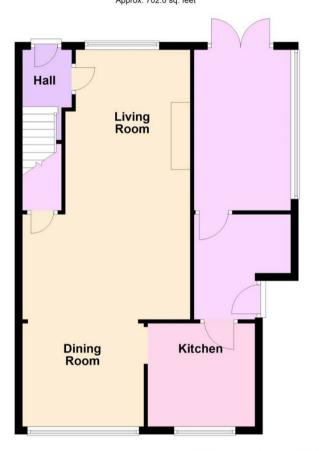




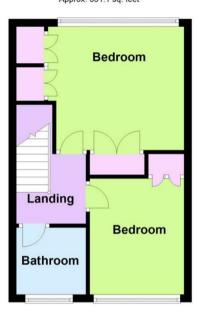


Floor Plan The Deneway

Ground Floor Approx. 702.0 sq. feet



First Floor Approx. 331.1 sq. feet

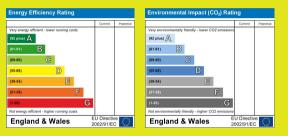


Total area: approx. 1033.1 sq. feet

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