



90 Upper Brighton Road

Sompting, Lancing, BN15 0LB

Guide price £450,000

Freehold Council Tax Band B

James & James Estate Agents are delighted to bring to the market this beautifully presented three bedroom detached bungalow with feature 150ft rear garden.

In brief the accommodation comprises spacious entrance hall, lounge/diner, modern fitted kitchen, three good size bedroom luxury fitted shower room, off road parking, double length garage which measures 29'2 x 10'1, feature rear garden with outside kitchen.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this property.

Situated on the Upper Brighton Road, local shopping facilities are nearby, and being ideally situated for commuters who need to access Shoreham, Chichester and beyond.



Double glazed door

Entrance hall  
16'0 x 3'7 (4.88m x 1.09m)

Spacious lounge/diner  
17'5 x 14'7 (5.31m x 4.45m)

Modern fitted kitchen  
11'4 x 10'10 (3.45m x 3.30m)

Luxury fitted shower room  
7'9 x 5'3 (2.36m x 1.60m)

Bedroom one  
10'9 x 11'4 (3.28m x 3.45m)

Bedroom two  
14'9 x 10'8 (4.50m x 3.25m)

Bedroom three  
10'11 x 11'10 (3.33m x 3.61m)





Off road parking  
Feature rear garden

## Floor Plan

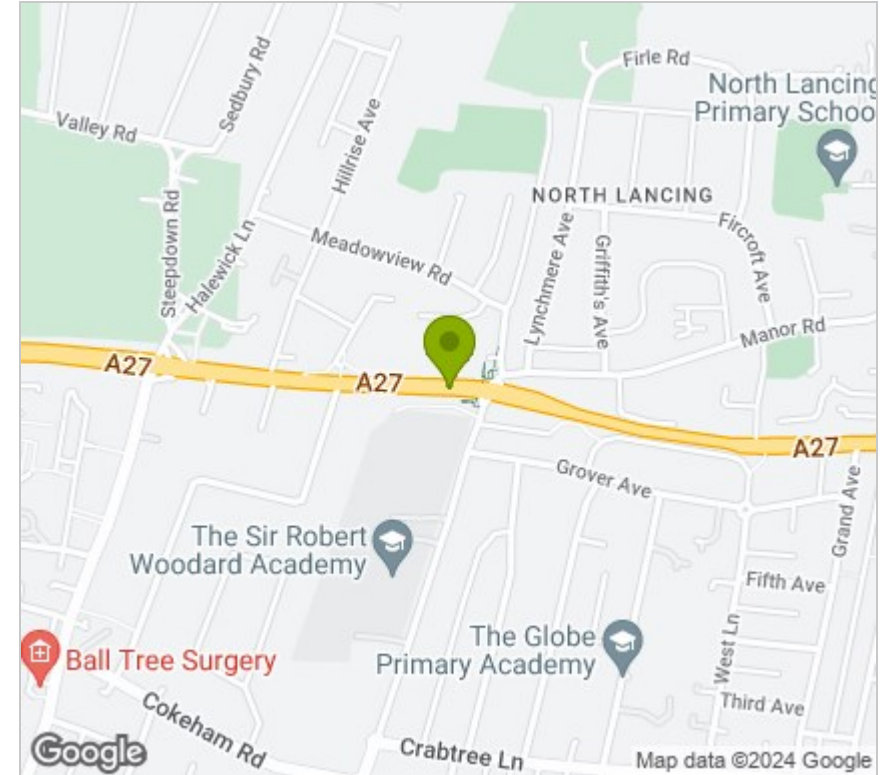


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

