

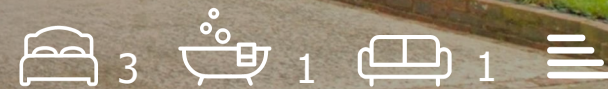


1 Abbotts View

, Sompting, BN15 0NG

Guide price £375,000

Freehold Council Tax Band B



James & James Estate agents are delighted to bring to the market this beautifully presented three bedroom family home situated on a fantastic corner plot.

In brief, the accommodation comprises storm porch into entrance hall, South facing lounge, a beautiful and spacious kitchen diner with door leading to conservatory (currently used as a utility room).

To the first floor there are three bedrooms and a family bathroom.

Situated on a corner plot, the property has fantastic potential for extending to the side subject to the usual planning consents.

Externally, the garden is a particular feature being laid to lawn on both the rear and the side of the property. To the front there is a private drive with parking for two vehicles.

The property has the benefit of having solar panels installed on the South elevation of the roof.

Located in Abbots View, the property is perfectly situated close to a handful of highly sought after schools and provides easy access to the A27 to Worthing, Brighton and beyond.

In our opinion viewing is essential to fully appreciate both the size and presentation of this sought after family home.

Storm Porch

Entrance Hall





Lounge  
15'9 x 13'2 (4.80m x 4.01m)

Dining Area  
8'5 x 7'3 (2.57m x 2.21m)

Kitchen  
8'5 x 7' (2.57m x 2.13m)

Conservatory  
11'8 x 5'8 (3.56m x 1.73m)

First Floor Landing

Bedroom One  
13'9 x 10'1 (4.19m x 3.07m)

Bedroom Two  
10'6 x 7'9 (3.20m x 2.36m)

Bedroom Three  
10'1 x 7'6 (3.07m x 2.29m)

Bathroom

Rear Garden

Private Drive



## Floor Plan

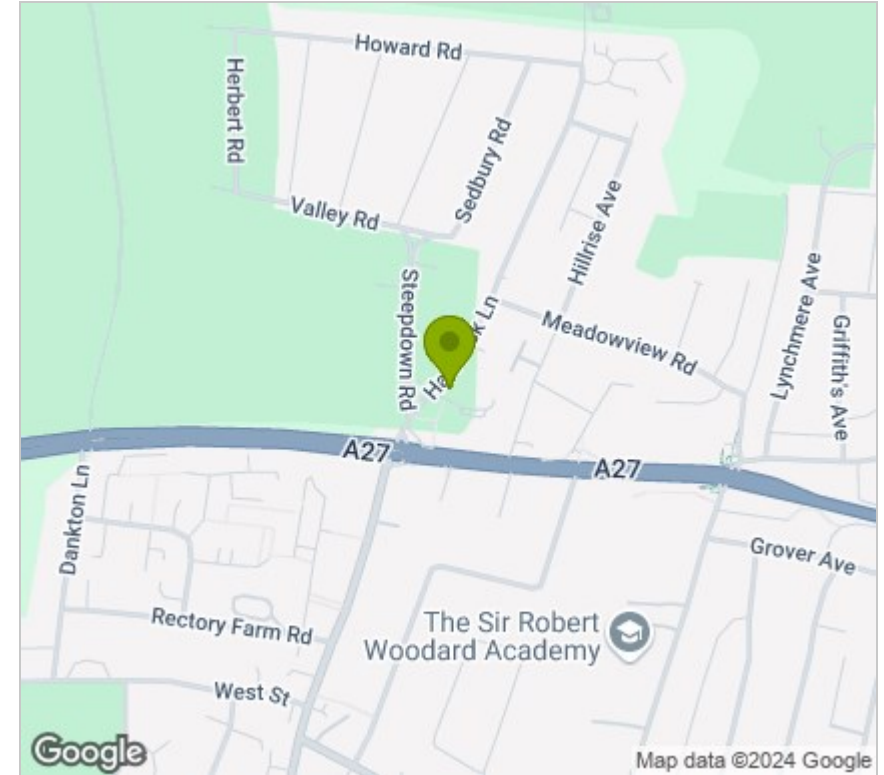


## Viewing

Please contact our Worthing 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

