



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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## 2 The Deneway

Sompting, Lancing, BN15 9SU

Guide price £270,000

Freehold Council Tax Band C



Offered for sale with no onward chain, this three bedroom family home would make an ideal first time buy, or a buy-to-let investment.

In brief, the accommodation comprises double glazed front door to entrance hall, lounge with pleasing outlook over the cul-de-sac, kitchen/diner.

To the first floor there is access to loft space, three bedrooms and a family bathroom.

Externally there is a front garden, rear garden and compound garage with personal door to garden. Other benefits include gas central heating and double glazing.

In our opinion internal viewing is considered essential to appreciate the overall potential of this lovely home.

Situated in The Deneway, local shops can be found close by, and the nearest mainline railway station is Lancing giving great links to most major towns and cities. Local shops can also be found nearby in the village.

UPVC double glazed front door into entrance hall

Door into lounge  
14'4 x 11'7 (4.37m x 3.53m)

Kitchen/diner  
13'10 x 9'3 (4.22m x 2.82m)

Under stairs storage cupboard





Stairs to first floor landing with access to loft

Bedroom two  
10'11 x 7'7 (3.33m x 2.31m)

Bedroom one  
12'4 x 11'9 (3.76m x 3.58m)

Bedroom three  
7'8 opening to 8'9 x 5'11 (2.34m opening to 2.67m x 1.80m)

Front garden

Garage



