



34 Hamble Road, Lancing, BN15 0ES
Guide Price £300,000

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Terraced three double bedroom family home with South facing rear garden located in Sompting. The accommodation briefly comprises: entrance hall, ground floor cloakroom, lounge/diner, kitchen, conservatory, three bedrooms and bathroom/wc. Externally there is a South facing rear garden with pedestrian rear access.

- Popular Sompting Location
- Mid-Terrace Family Home
- Three Bedrooms
- Bathroom/wc
- Lounge/Diner
- Kitchen
- Ground Floor wc
- South Facing Rear Garden
- Office





Doubled glazed door to:

Entrance Porch

Space for storage. Double glazed door to :

Entrance Hall

Understairs storage cupboard. Radiator.

WC

Concealed cistern WC. Vanity unit having inset wash hand basin and mixer tap. Double glazed window.

Lounge/Diner

6.58m x 3.20m (21'7 x 10'6)

Double glazed window to front. Radiator. Double glazed french doors to:

Conservatory

3.35m x 2.29m (11' x 7'6)

Double glazed surround and door to REAR GARDEN. Door to INNER HALL. Polycarbonate roof.

Kitchen

3.66m x 3.10m (12' x 10'2)

Roll edge work surface having inset single drainer stainless steel sink with mixer tap and draining board. 5 ring 'Range Master' cooker. Space and plumbing for dish washer. Space



for tall American style fridge/freezer. Matching range of cupboards, drawers and further eye level wall units. Double glazed window. Inset ceiling spotlights. Door to:

Inner Hall

Space and plumbing for washing machine. Double glazed window. Door to:

Office

2.24m x 1.93m (7'4 x 6'4)

Brick built. Double glazed window. Inset ceiling spotlights.

Stairs from entrance hall to:

Landing

Access to loft via hatch. Recessed storage cupboard.

Bedroom One

3.10m x 2.92m (10'2 x 9'7)

Double glazed window overlooking rear garden. Radiator. Wood effect laminate flooring. Recessed storage cupboard (Currently arranged as a media unit)

Bedroom Two

4.34m x 2.54m (14'3 x 8'4)

Double glazed window overlooking rear garden. Radiator. Wood effect laminate flooring. Recessed storage cupboard



Bedroom Three

3.20m x 2.16m (10'6 x 7'1)

Double glazed window. Radiator. Wood effect flooring.

Bathroom/wc

2.92m x 1.37m (9'7 x 4'6)

White suite comprising: panelled bath with mixer tap, tiled surround and glazed shower screen. 'Triton' electric shower. Close coupled wc. Pedestal wash hand basin with mixer tap. Ladder style radiator. Double glazed window. Tiled floor.

Outside

Rear Garden

South facing. Crazy paved patio area. Majority being timber decked. Timber fence surround. Outside tap. Rear access via gate.

Front Garden

Majority laid to lawn. Path to front door.

Tenure and Council Tax Band

Tenure: Freehold

Council tax band: Band C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR




1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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