



17 Rectory Farm Road, Lancing, BN15 0DP
Offers Over £350,000

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A three bedroom semi detached family home with garage located in Sompting. Briefly the accommodation comprises: entrance hall, 22' lounge/diner, kitchen. conservatory, landing, three bedrooms and modern shower room/wc. Externally there is a landscaped rear garden, front garden, storage to side and garage. With convenient access to the A27, the property is located within a short walk of local shops, schools, popular bus routes and local amenities.

- Semi Detached House
- Popular Sompting Location
- Three Bedrooms
- Modern Shower Room/wc
- 22'2 Lounge/Diner
- Garage
- Conservatory
- Front and Rear Gardens
- External Side Storage





Composite double glazed door to:

Entrance Hall

Built in storage with shelving and hanging rail. Radiator.

Lounge/Dining Room

3.78m x 6.76m (12'5 x 22'2)

Double glazed window to front. Two radiators. Understairs storage cupboard. Recessed ceiling spotlighting. Opening to conservatory. Opening to:

Kitchen

2.57m x 2.24m (8'5 x 7'4)

Roll edge work surface having inset 1 1/2 bowl composite sink with draining board and swan neck mixer tap. Four ring slot in cooker with extractor cooker hood above. Space and plumbing for washing machine. Space for tall fridge/freezer. Matching range of base units, drawers and eye level wall units. Double glazed window overlooking rear garden. Recessed ceiling spotlighting.

Conservatory

2.31m x 1.75m (7'7 x 5'9)

Double glazed window surround. Double glazed door to REAR GARDEN.

Stairs from entrance hall to:

Landing

Access to loft via hatch. Double glazed window to side.

Bedroom One

4.29m x 2.67m (14'1 x 8'9)

Double glazed window to front. Radiator. Built in cupboard with shelving and hanging rail. Recessed ceiling spotlighting.

Bedroom Two

2.67m x 2.51m (8'9 x 8'3)

Double glazed window to rear. Radiator. Recessed wardrobe with shelving and hanging rail.

Bedroom Three

3.07m x 2.01m (10'1 x 6'7)

Double glazed window to front. Radiator. Storage cupboard over stair bulkhead with shelving and hanging rail.

Modern Shower Room/wc

Refurbished to a high standard. Fully tiled floor and walls. Walk in shower with floor to ceiling glazed partition, recessed shelving and wall mounted controls for handheld shower attachment and overhead rainfall shower. Vanity unit with: concealed cistern bidet wc, matching his and hers wash hand basins with mixer taps and storage below. Mirror with LED lighting. Ladder style radiator. Double glazed window. Recessed ceiling spotlighting. Extractor fan.

Outside

Landscaped Rear Garden

Decked patio area ideal for entertaining and space for outdoor furniture. Majority artificial grass. 6ft fenced surround. Paved area with built in bench and raised flower borders featuring small shrubs. Decked and landscape area with space for 'Lazy-Spa'. Door to:

Storage-To-Side

Through access to front and rear garden. Power and light.

Front Garden

Majority laid to lawn. Shingle pathway to front door.

Garage

Up and over door. Located in compound to the rear of the property.

Tenure and Council Tax Band

Tenure: Freehold

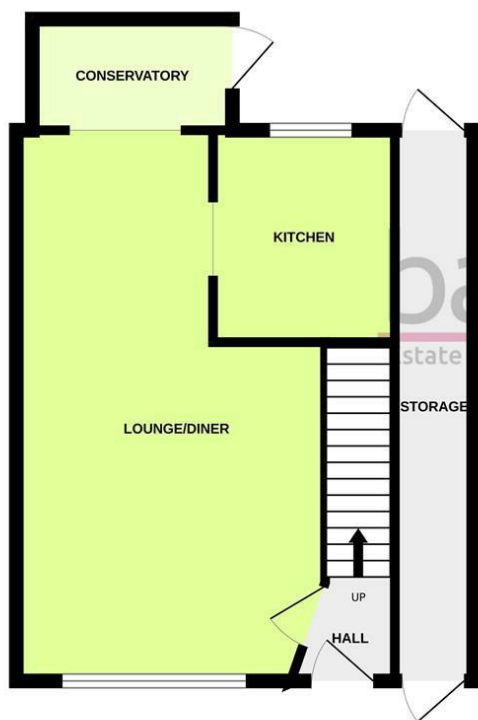
Council tax band: Band C

Draft version: 1

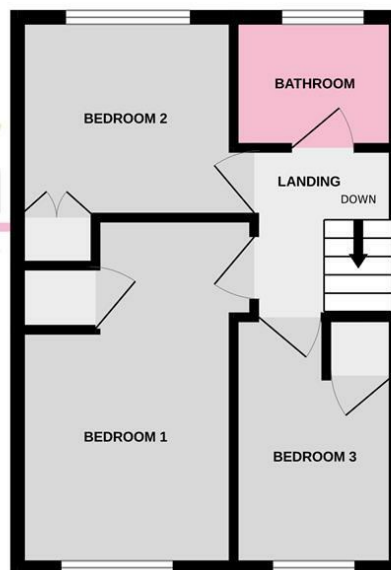
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



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	72	
(55-68) D		
(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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