



23 The Martlets, Lancing, BN15 9SS
Guide Price £310,000

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We are delighted to offer for sale this extremely well presented end of terrace family home positioned in this popular Sompting location with great school catchment areas & easy access in to Lancing village with it's array of shops & mainline railway station with direct access to London & Brighton or even further afield.

In brief the property consists of a separate lounge area to the front of the property & an open plan modern kitchen diner to the rear with direct access to the rear garden which is paved for easy maintenance, on the first floor you have two spacious double bedrooms & a family bathroom.

Externally there is parking for multiple vehicles as the property is positioned on a corner plot - call now to arrange your viewing.





Porch

Double glazed window. Double glazed UPVC door.

Entrance Hall

Double glazed door. Radiator. Opening to:

Living Room

4.11m x 3.25m (13'6 x 10'8)

Double glazed window to front. Radiator. Electric fire place with stone surround. Door to:

Kitchen / Diner

4.19m x 2.74m (13'9 x 9)

Roll edge worksurfaces having inset single drainer ceramic sink with swan neck mixer tap and draining board. Four ring 'Neff' gas hob with extract fan over. Fitted oven. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for tall fridge freezer. Matching range of cupboards, drawers and



eyelevel wall units. Wall mounted 'Worcester' gas boiler. Tiled splashback surround. Double glazed window to side. Under stairs storage cupboard. Space for dining room table. Double glazed French doors leading to garden.

First Floor Landing

Access to loft via hatch. Doors to all rooms.

Bedroom One

4.19m x 3.38m (13'9 x 11'1)

Two double glazed windows to front. Radiator. Two recessed wardrobes with shelving and hanging rail.

Bedroom Two

2.92m x 2.31m (9'7 x 7'7)

Two double glazed windows to front. Radiator. Two recessed wardrobes with shelving and hanging rail.



Bathroom

White suite comprising panelled bath with separate taps. Electric Triton shower. Pedestal wash hand basin. Close coupled WC. Ladder style towel radiator. Fully tile walls. Extractor fan. Double glazed window.

Front Garden

Shingled for ease and maintenance.

Off-Road Parking

Block paved. One parking space to front. Two parking spaces to side.

Rear Garden

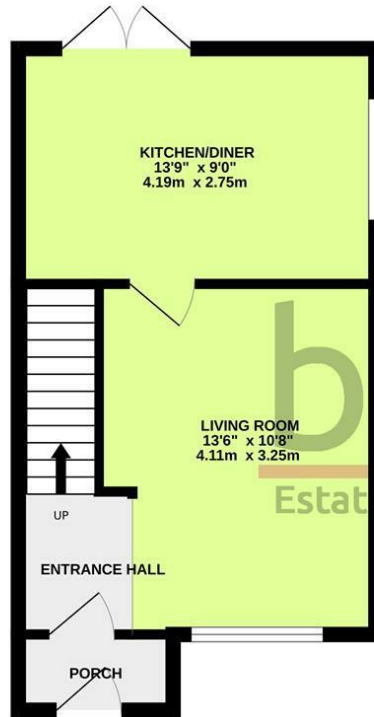
6 foot fence surround. Paved for ease and maintenance. Summer house. Outside tap. Side gate.

Council Tax

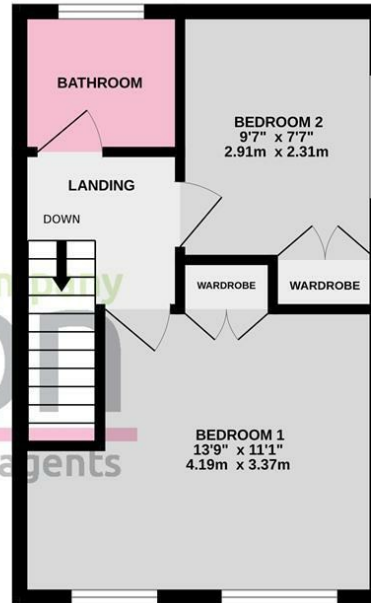
Band B



GROUND FLOOR
327 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.
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		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(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



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