85 Berriedale Drive, Sompting, Lancing, BN15 0LD

Guide Price £600,000

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Welcome to Berriedale Drive, this beautifully presented four double bedroom semi-detached family home has to be seen to be fully appreciated, having been tastefully refurbished & extended throughout it's lifetime it's a true gem! In brief the ground floor comprises of an open plan living area to the rear which is very well presented having bi-folding doors to the rear which really brings the outside in on those summer evenings & is a perfect entertaining space for family & friends, there are two spacious double bedrooms, a ground floor modern fitted bathroom & a separate utility room too, up on the first floor you have a spacious master bedroom with a juliette balcony having distant downland views, a further double bedroom currently set up as a dressing room & a modern fitted shower room.

Externally the rear garden is also a hub of activity having a brick built outbuilding having been fully insulated throughout & being split into a home office & fully functional home gym, there is also a BBQ area for the summer evenings in the sunshine - a further benefit includes space for a hot tub. To the front of the property there is off street parking for two vehicles & an EVC charging point.

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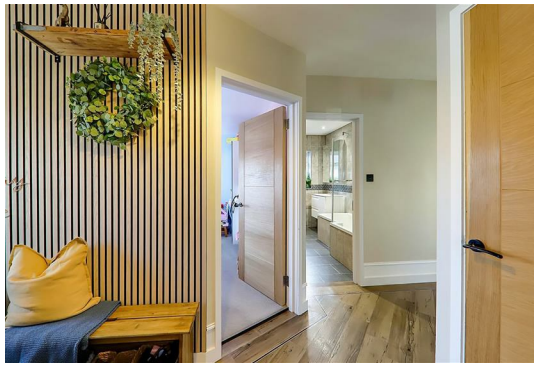
- Semi-Detached Family Home
- Extended Up & Out
- Four Double Bedrooms
- Open Plan Living Room
- Modern Fitted Kitchen
- Insulated Log Cabin / Home Office In Garden
- Immaculately Presented Throughout
- Spacious West Aspect Rear Garden
- PVCU Double Glazed & Gas Central Heated Throughout
- EVC Charging Point & Off Street Parking



Entrance Hallway
Composite front door, karndean wood effect flooring, school radiator, feature wooden panelled wall, access to understairs storage cupboard, skimmed ceiling, smoke detector, wall mounted smart heating control panel with mobile phone activation available, stairs leading to first floor landing with glass balustrade.

Lounge
5.23m x 4.80m (17'2 x 15'9)
Karndean wood effect flooring, upstanding school radiator, television point, various power points, feature exposed brick wall, bi-folding doors leading out onto rear garden, recessed ceiling with LED lighting, built in speakers & spotlights.

Modern Fitted Kitchen
4.17m x 3.73m (13'8 x 12'3)
Karndean wood effect flooring, square edge laminate work surfaces with cupboards below & matching eye level cupboards, breakfast bar area with seating for four, space for American style fridge freezer, integrated eye level Neff pyrolytic double oven, five ring Lamona induction hob with extractor fan above, matching integrated uncounter fridge unit, matching integrated dishwasher, Inset Franke one & a half bowl sink unit with single drainer & mixer tap, various power points, PVCU double glazed window, recessed ceiling with LED lighting, built in speaker system & spotlights.

Dining Room
3.58m x 3.05m (11'9 x 10)
Carpeted floor, various power points, feature log burner, skimmed ceiling, hanging light pendant.

Utility Room
2.77m x 1.70m (9'1 x 5'7)
Karndean wood effect flooring, square edge worktop with cupboards below, space & provision for washing machine & tumble dryer, inset stainless steel one & a half bowl single drainer sink unit with mixer tap, tiled splashback, various power points, wall mounted Worcester combination boiler, PVCU double glazed door leading to side access, single radiator, skimmed ceiling with spotlights.

Ground Floor Bathroom
2.82m x 1.70m (9'3 x 5'7)
Tile effect flooring, panel enclosed bath with power shower above having a rainforest fall shower head, fully tiled walls, low flush WC, contemporary hand wash basin with draws below & mixer tap, wall mounted vanity unit with mirrored front, chrome ladder style heated towel rail, PVCU double glazed obscured glass window, skimmed ceiling with spotlights.

Bedroom Two
3.66m x 3.51m (12 x 11'6)
Carpeted floor, single radiator, television point, various power points, PVCU double glazed window with fitted shutter blinds, skimmed ceiling.

Bedroom Three
3.61m x 3.53m (11'10 x 11'7)
Carpeted floor, single radiator, PVCU double glazed window with fitted shutter blinds, skimmed ceiling, various power points, television point.

First Floor Landing
Carpeted floor, access to eaves storage, skimmed ceiling with smoke detector & spotlights, PVCU double glazed window.

Master Bedroom
5.31m x 2.77m (17'5 x 9'1)
Carpeted floor, single radiator, various power points, television point, PVCU double glazed window with fitted shutter blinds, PVCU double glazed doors opening onto Juliette Balcony, skimmed ceiling.

Juliette Balcony
Glass panelled.

Bedroom Four
3.48m x 2.79m (11'5 x 9'2)
(Currently set up as dressing room) Carpeted floor, single radiator, various power points, PVCU double glazed window with fitted shutter blinds, skimmed ceiling.

First Floor Shower Room
2.59m x 1.75m (8'6 x 5'9)
Tile effect vinyl flooring, low flush WC, double width shower cubicle having an integrated power shower with rainforest fall shower head, contemporary hand wash basin with vanity unit below & mixer tap, wall mounted de-misting mirror, chrome ladder style heated towel rail, extractor fan, skimmed ceiling with spotlights, PVCU double glazed obscured glass window.

Externally

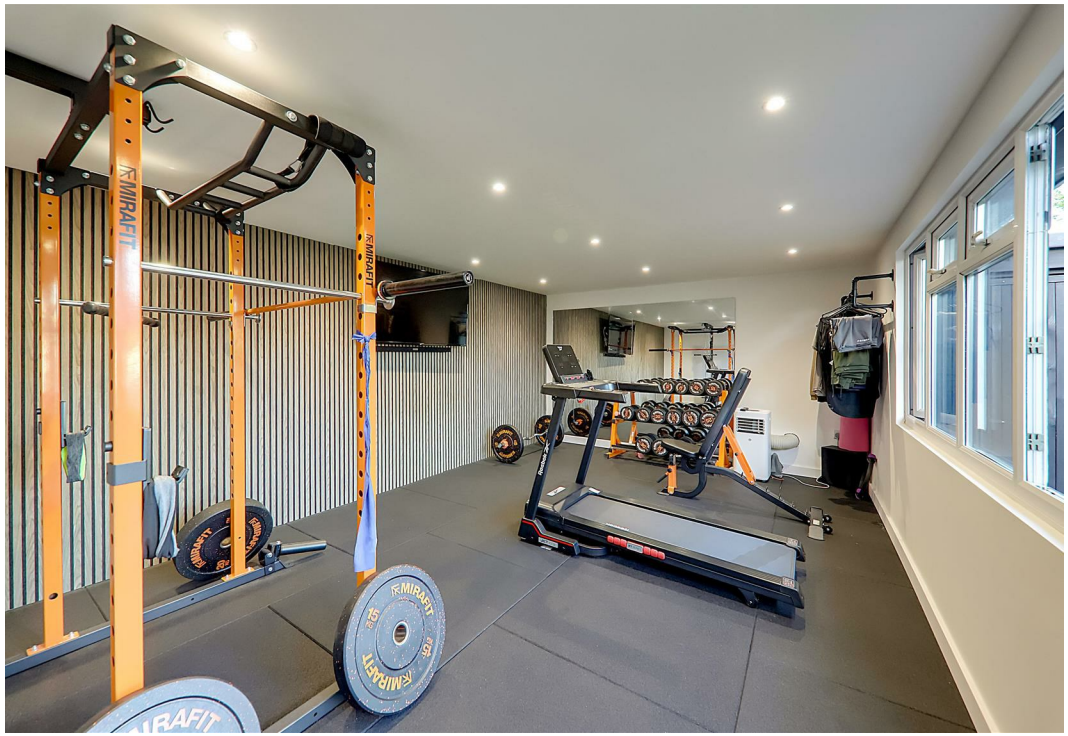
Front Garden
Mainly laid to off street parking for two vehicles, various flower borders, dwarf wall enclosed, gated side access.

Rear Garden
Patio area with space for hot tub, gated side access, outside security lighting, outside tap, large lawned area with various flower & shrub borders, fence enclosed, at the rear of the garden is a brick built outbuilding which has been converted an insulated by the current owners to a high specification. (The current owners have split into a Home Office & Gym), Timber built outbuilding with double opening doors perfect for garden equipment, BBQ area with concrete work surfaces with cupboards & drawers below, space for gas BBQ.

Home Gym
5.69m x 3.76m (18'8 x 12'4)
PVCU double glazed windows, PVCU double glazed double opening doors opening into rear garden, various power points, television point, mirrored wall, space for fully functioning gym equipment.

Home Office
3.81m x 2.49m (12'6 x 8'2)
PVCU double glazed door, carpeted floor, various power points, wall mounted fuseboard, skimmed ceiling with spotlights, television point.

Council Tax
Band C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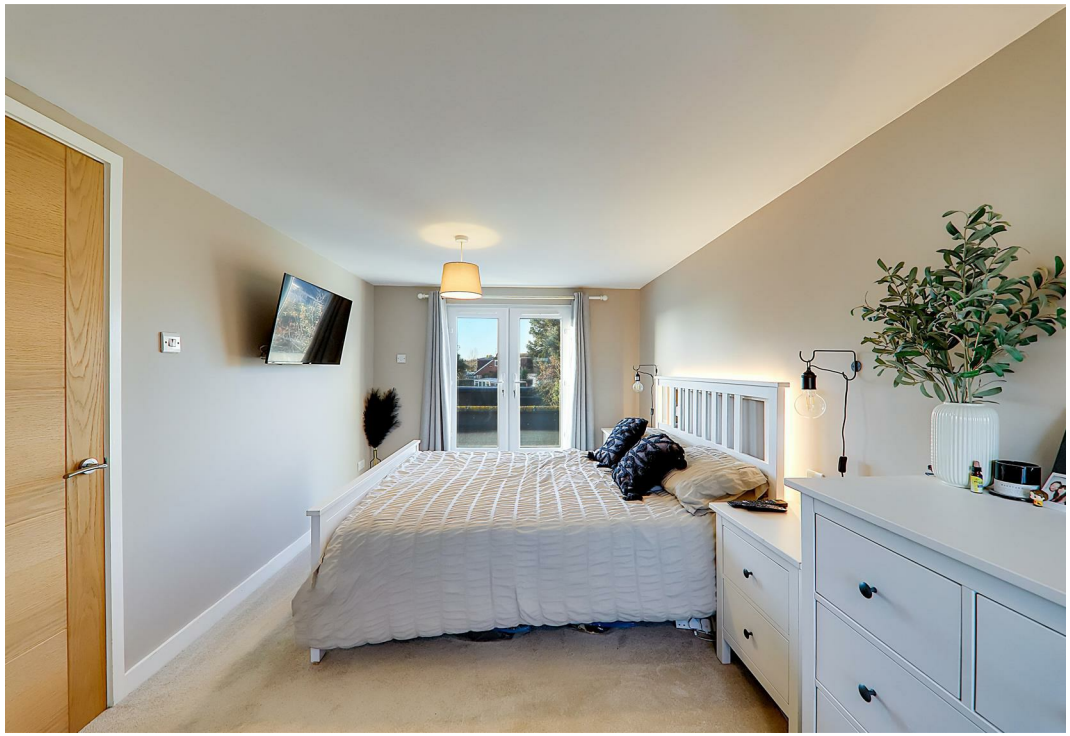

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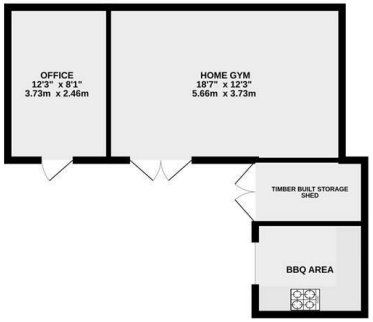
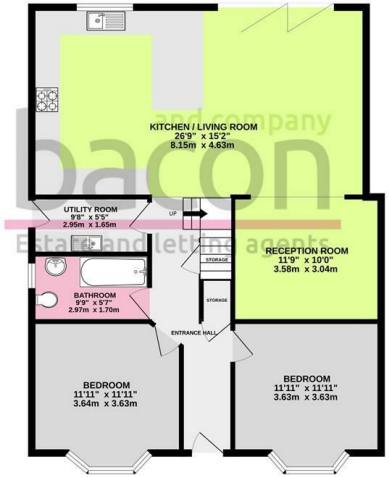
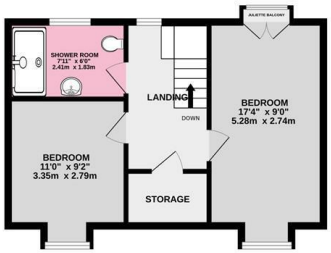
HOME OFFICE / GYM
OUTBUILDING
435 sq.ft. (40.4 sq.m.) approx.



GROUND FLOOR
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1849 sq.ft. (171.8 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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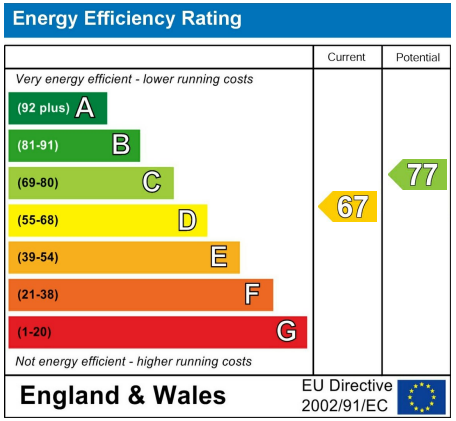

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore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

baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000
broadwater@baconandco.co.uk

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