



- BEAUTIFUL THREE BEDROOM TERRACE HOME
- OSP FOR TWO CARS
- REFITTED KITCHEN BREAKFAST ROOM

## The Martlets, Sompting, Lancing, BN15 9SS

Offers In Excess Of £300,000

W Welch Estate Agents are pleased to present to the open market this beautiful three bedroom home, located in the ever popular The Martlets, Sompting. A CUL DE SAC position and providing excellent first or second time FAMILY accommodation. With a wealth of individual features, we would advise and internal viewing to appreciate this extremely well home.



## Property Description

### ENTRANCE HALL

DOOR TO LOUNGE STAIRS RISING TO FIRST FLOOR

### LOUNGE

13' 6" x 9' 6" (4.11m x 2.9m) WINDOW TO FRONT ASPECT, FEATURE FIRE PLACE, DOOR TO KITCHEN

### KITCHEN/BREAKFAST ROOM

14' 2" x 9' 8" (4.32m x 2.95m) WINDOW TO REAR ASPECT, UNDERSTAIRS STORAGE, DOOR TO CONSERVATORY

### CONSERVATORY

8' 8" x 6' 8" (2.64m x 2.03m) DOOR ON TO GARDEN

### LANDING

LOFT ACCESS, ACCESS TO ALL ROOMS AND AIRING CUPBOARD

### BEDROOM ONE

11' 9" x 11' 8" (3.58m x 3.56m) WINDOW TO FRONT ASPECT

### BEDROOM TWO

10' 9" x 10' 8" (3.28m x 3.25m) WINDOW TO REAR ASPECT

### BEDROOM THREE

7' 4" x 5' 9" (2.24m x 1.75m) WINDOW TO FRONT ASPECT





**GARDEN**

ENCLOSED REAR GARDEN WITH SIDE ACCESS SUITABLE FOR MOTOR BIKES ETC

**FRONT DRIVE**

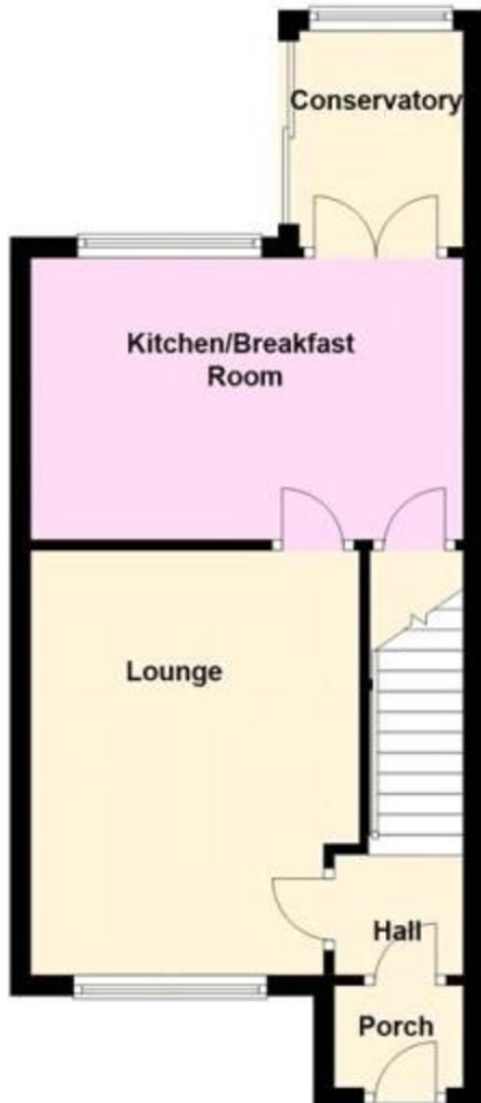
BLOCK BRICK HARD STANDING SUITABLE TO X2 CARS

**GARAGE**

IN COMPOUND UP AND OVER DOOR



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements