

Sylvan Road, Sompting

Lancing

Offers Over £450,000



Sylvan Road

Sompting, Lancing

Extended end terrace with 4 double bedrooms, loft room, open plan kitchen, ground floor bedroom and bath, off-road parking, large south-facing garden, close to amenities and schools.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended End Of Terrace House
- Four Double Bedrooms And Further Loft Room
- Modern Open Plan Kitchen/Dining Room With Skylight
- Integrated Appliances
- Dual Living Potential With Ground Floor Bedroom And Bathroom
- Spacious Living Room
- Off Road Parking for Multiple Vehicles
- Landscaped South Facing Rear Garden
- Please Take A Look At The Virtual Tour







Porch
7' 9" x 3' 2" (2.37m x 0.97m)
Composite front door in to entrance porch, a useful space for storage of shoes and coats. Further door in to house.

Living Room
15' 1" x 10' 3" (4.60m x 3.13m)
A fantastic size living room with large window letting in lots of light. Door leading to stairs to first floor and further door in to kitchen.

Open Plan Kitchen/Dining Room
20' 6" x 16' 8" (6.24m x 5.08m)
The spacious kitchen/diner is designed with both everyday living and entertaining in mind, offering ample space for a large dining table. Stylish bi-fold doors flood the room with natural light and open seamlessly onto the rear garden, creating the perfect indoor-outdoor living space. The contemporary kitchen features a range of grey shaker-style wall and base units complemented by warm wooden worktops. Integrated appliances provide a sleek, streamlined finish, while a further internal door offers convenient access to the ground floor bedroom.

Bedroom
16' 3" x 9' 5" (4.95m x 2.87m)
A brilliant size double bedroom with dressing area and double doors leading out to rear garden. Opening in to en-suite bathroom.

En-Suite Shower Room
Located off the ground floor bedroom is this useful en-suite shower room comprising WC, pedestal wash hand basin and walk in shower cubicle.

Hallway
8' 8" x 3' 11" (2.65m x 1.19m)

Landing
9' 3" x 6' 9" (2.83m x 2.05m)

Bedroom
12' 2" x 8' 9" (3.70m x 2.66m)
Further double bedroom with built in cupboards and large window.

Bedroom
12' 7" x 9' 0" (3.84m x 2.74m)
Further double bedroom with window overlooking the garden.

Bedroom
14' 3" x 10' 0" (4.34m x 3.06m)
Spacious double bedroom with double aspect windows and a range of built in wardrobes.

Bathroom
8' 2" x 5' 5" (2.49m x 1.65m)
Tiled white suite comprising bath with shower over, WC, pedestal wash hand basin and chrome towel rail.

Loft Room
18' 6" x 8' 11" (5.63m x 2.72m)
Useful loft space with Velux windows.

Garden

Good size south facing rear garden comprising a paved seating area, further decked seating area, the remainder being mainly laid to lawn, rear gated access.

DRIVEWAY

4 Parking Spaces

Block paved driveway providing off road parking for multiple vehicles.





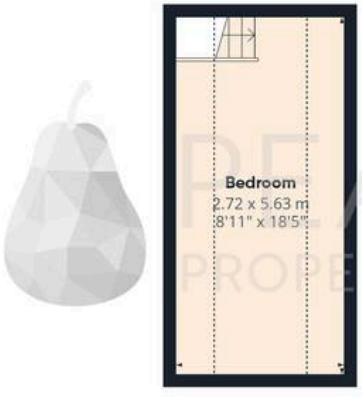




Ground Floor



Floor 1





Floor 2

PEAR PROPERTIES

Approximate total area(1)

126.5 m²

1363 ft²

Reduced headroom

8 m²

86 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Pear Properties
20 Crabtree Lane, Lancing - BN15 9QP
01903 947337 · hello@pearproperties.uk · pearproperties.uk