



Sompting

10 Steepdown Road, Sompting, West Sussex, BN15 0LJ

Offers Over £290,000 Freehold

Michael
Jones
& Bacon

- Semi Detached Bungalow
- Modernised Throughout
- Westerly Living Room
- Contemporary Kitchen/Breakfast Room
- Two Bedrooms
- Gas Central Heating
- uPVC Double Glazing
- No Ongoing Chain

Location

The accommodation with approximate room sizes comprises as follows:

uPVC frosted double glazed door opening to:

ENTRANCE HALL

Levelled ceiling with inset LED spot lighting, hatch providing access to loft space via pull down ladder, partly boarded with light, wall mounted thermostat control unit, radiator, glazed window from living room providing natural light, cupboard with slatted shelving, radiator, further double cupboard providing hanging and shelving space, door to:

WESTERLY LIVING ROOM

17'2" x 11'9" (5.23m x 3.58m) Brick built fireplace surround with stone mantle and hearth together with inset electric log effect heater, levelled and coved ceiling, TV point,

radiator, uPVC double glazed window overlooking farmland.

KITCHEN/BREAKFAST ROOM

12'9" x 11'9" (3.89m x 3.58m) White gloss fronted soft close contemporary units with stainless steel 1½ bowl sink unit inset into roll edge work surface with cupboard below, space and plumbing for washing machine and dishwasher, further L shaped work surface with four ring Bosch induction hob inset with extractor hood above, integrated eye level NEFF double oven, cupboard above and below, array of cupboards and drawers, space for fridge and freezer, array of wall mounted cupboards with under lighting, part tiled walls, wood effect flooring, radiator, inset LED spot lighting, uPVC double glazed French style double glazed doors opening to rear garden with side panels.

BEDROOM ONE

11'2" x 7'9" (3.4m x 2.36m) Levelled and coved ceiling, built in wardrobe with mirror sliding doors, radiator, uPVC double glazed window overlooking rear garden.

BEDROOM TWO

10'2" (3.1) x 9'7" (2.92) plus wardrobe recess Levelled and coved ceiling, recessed wardrobe with mirrored sliding doors, cupboard housing Alpha combination boiler together with fuse board and electric smart meter, radiator, uPVC double glazed window to side aspect, uPVC double glazed window to west aspect both benefitting from views across farmland.



BATHROOM/WC

Panelled bath with independent Mira shower over, pedestal wash hand basin, close coupled WC, fully tiled walls, tiled floor, radiator, coved ceiling with inset LED spot lighting.

OUTSIDE AND GENERAL

FRONT GARDEN

Mainly laid to lawn.

SHARED DRIVEWAY

Leading to:

GARAGE

Up and over door, power and light, personal door leading to:

ESTABLISHED REAR GARDEN

Circa 100' and mainly laid to lawn with ornamental flower and shrub borders, array of established fruit trees, outside water tap, courtesy lighting, timber summerhouse, timber shed, side door opening to rear garden.

COUNCIL TAX

Band - £1520.00 (2017/18)

Viewing

Strictly by appointment through Michael Jones & Company.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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