



## SOMPTING

40 Grafton Gardens, Sompting, West Sussex, BN15 9SP

**Offers Over £280,000** Freehold

Michael  
**Jones**  
& Bacon

- Terraced Family Home
- Located in Popular Sompting
- Fully Refurbished Throughout
- Westerly Living Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Bathroom/WC
- Landscaped Rear Garden
- Off Road Parking
- No Ongoing Chain

## Location

The accommodation in more detail with approximate room sizes as follows:

uPVC double glazed sliding door opening to:

### ENTRANCE PORCH

Frosted double glazed door opening to:

### INNER LOBBY

Stair case rising to first floor, levelled ceiling, opening to:

### WESTERLY LIVING ROOM

13'9" x 10'10" (4.2m x 3.3m) narrowing to 9'7". Levelled ceiling with inset LED spot lighting, radiator, uPVC double glazed window to front aspect, door opening to:

### KITCHEN/BREAKFAST ROOM

13'11" x 8'11" (4.24m x 2.72m) 'U' shaped work surface with stainless steel sink unit inset, together with four ring inset electric hob, electric oven below, Hotpoint washing machine, an array of cupboards and wall mounted cupboards incorporating two wine racks, free standing Hotpoint fridge/freezer, further work surface, levelled ceiling with inset LED spot lights, space for dining table, radiator, two uPVC double glazed windows to rear garden, uPVC double glazed door opening to rear garden, wall mounted Ideal combination boiler, understairs storage cupboard housing electric meter together with fuse board.

### FIRST FLOOR LANDING

Providing access to loft space, radiator.

### BEDROOM ONE

12'5" x 10'4" (3.78m x 3.15m) longer measurement narrowing to 11'9". Levelled ceiling, radiator, uPVC double glazed window to front aspect.

### BEDROOM TWO

10'4" x 7'7" (3.15m x 2.3m) Levelled ceiling, radiator, uPVC double glazed window overlooking rear garden.

### BEDROOM THREE

8'4" x 5'11" (2.54m x 1.8m) max. Levelled ceiling, radiator, uPVC double glazed window to front aspect.

### FAMILY BATHROOM/WC

'P' shaped panelled bath with waterfall mixer tap with detachable hose, Corian style sink unit inset to vanity unit, concealed cistern WC, tiled walls, tiled floor, levelled





ceiling with extractor fan inset.

#### **OUTSIDE AND GENERAL**

##### **PRIVATE DRIVEWAY**

With an array of flower and shrub borders, shared access leading to:

##### **REAR GARDEN**

Feature lawn area with raised patio together with an array of flowers and shrubs.

## Viewing

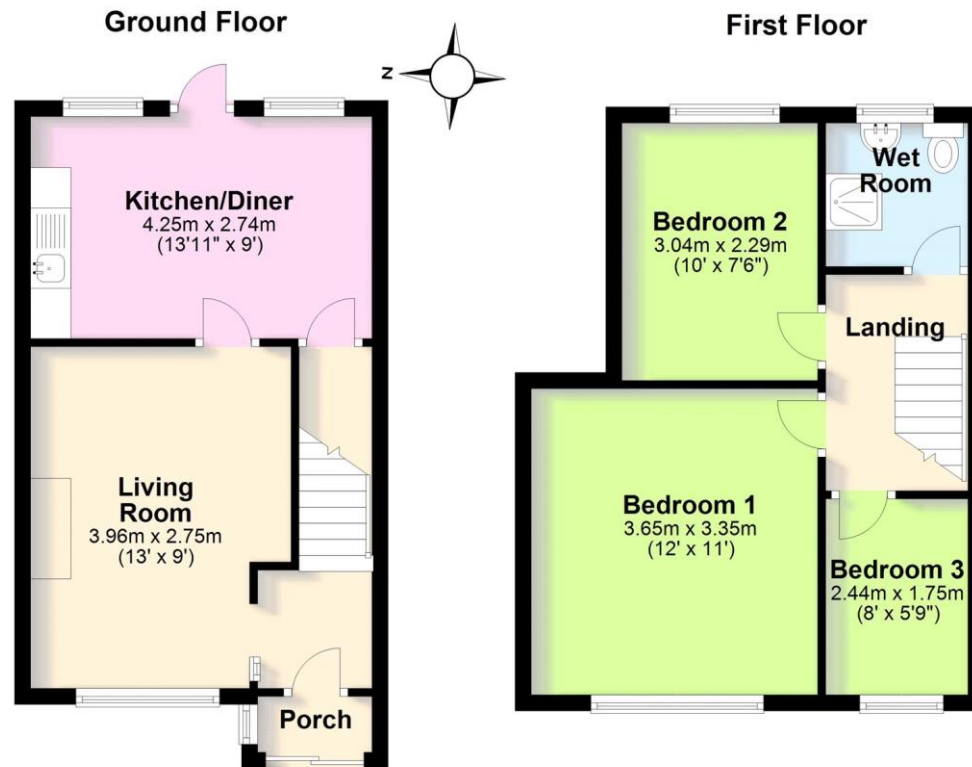
Strictly by appointment through Michael Jones & Company.

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.



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Total area: approx. 65.8 sq. metres (708.3 sq. feet)

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.

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