



77 Millfield | Sompting | BN15 0DN  
Offers In Excess Of **£300,000**







A three bedroom semi detached home situated within close proximity to amenities and the a27. Particular benefits include generous proportions throughout, beautiful front and back gardens, separate wc and the perfect opportunity to add your own stamp.





## Key features:

- Three Double Bedrooms
- Semi Detached Home
- Westerly Aspect Garden
- 18ft Dual Aspect Sitting Room
- Bathroom & Separate WC
- Easy Access To A27
- New Boiler
- Viewing Is A Must
- Great First Time Buy / BTL Investment



3 Bedrooms



1 Bathroom



1 Reception Room

## INTERNAL

The property is approached via front door leading into the hallway, with a door into the sitting room and separate wc, a further opening leads you into the kitchen and stairs lead you to the first floor. The sitting room is dual aspect, easterly and westerly and benefits a gas fire. The kitchen with newly laid floor overlooks the garden to the west and has a range of eye and base level units and space for cooker, fridge freezer and washing machine. There is also a newly fitted boiler, which was installed in January 2021. From the kitchen there is an inner hallway with understairs cupboard, side door into the garden and a door to the bathroom comprising bath and sink. The wall mounted mirrored cabinet is to be removed. There is a separate downstairs wc just off of the hallway. The first floor landing has doors leading to three generously sized bedrooms and access to the loft space.

## EXTERNAL

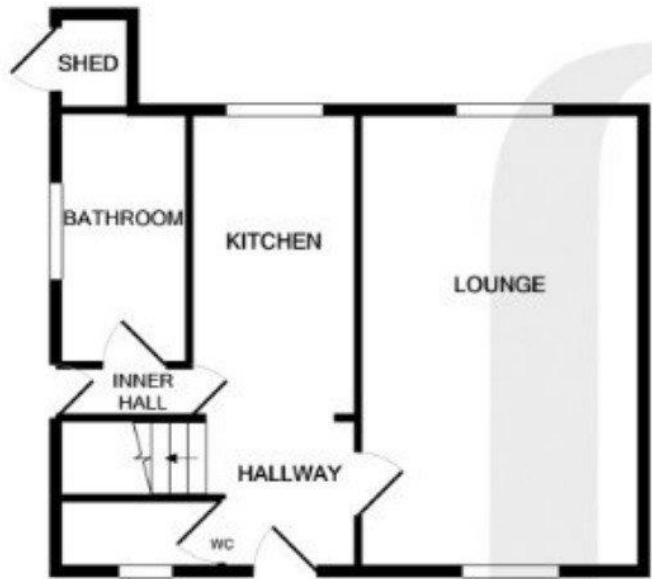
Both front and rear gardens have beautifully cared for by the current vendors, with a range of mature shrub and plant borders. The rear garden is a haven for local bird wildlife and the vendors will leave two bird baths to the front and rear garden. The rear garden is a sun trap, benefitting westerly aspect.

## SITUATED

Millfield is located just off Busticle Lane in South Sompting and is approximately 1.2 miles from Lancing Station and just under a mile and a half from Lancing Beach. The A27 is close to the property, ideal for commuters

## COUNCIL TAX BAND B





GROUND FLOOR



1ST FLOOR

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. 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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## Property Details:

Floor Area:

Tenure: Freehold

Council Tax: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.