



**Guide Price**  
**£350,000**

**Freehold**

2x  2x  1x 

**Cokeham Road,  
Sompting, Lancing,  
West Sussex, BN15**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Reduced as vendor has now found
- Well presented Semi Detached Bungalow
- Situated in close proximity to commuter links
- Close to schools and public transport links
- Close to Lancing Shopping Parade

## Accommodation

### GROUND FLOOR

Lounge: 16'4 x 12'4 maximum (4.98m x 3.76m)

Kitchen : 7'5 x 7'4 (2.26m x 2.24m)

Dining Area: 10'0 x 9'8 (3.05m x 2.95m)

Shower Room: 5'9 x 5'0 (1.75m x 1.53m)

Bedroom 1: 12'0 x 11'9 (3.66m x 3.58m)

Bedroom 2: 11'9 x 9'9 (3.58m x 2.97m)

### STAIRS TO LOFT ROOM

Loft Room: 15'5 x 10'6 (4.70m x 3.20m)

Bathroom

Eaves

### PRIVATE OUTSIDE AREAS

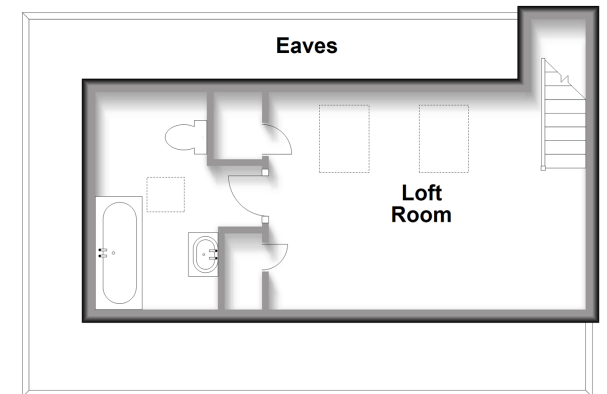
South Facing Front Garden

Rear & Side Garden

**Ground Floor**  
Approx. 60.6 sq. metres (652.3 sq. feet)



**First Floor**  
Approx. 24.5 sq. metres (264.1 sq. feet)



**Call West Worthing - 01903 700657 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.