



# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



## **Coniston Close, Lancing, BN15 9SA - £310,000**

Aspire Residential is delighted to bring to the market this three bedroom, mid terrace house in Sompting. This property will be sold with no forward chain and offers the benefits of three bedrooms, large kitchen/diner, conservatory, south facing garden and an easy walk to local shops and a mainline train station.

### **Key Features:**

- **Three Bedrooms**
- **Large Kitchen/Diner**
- **South Facing Garden**
- **EPC - C**
- **Conservatory**
- **Local Shops And A Mainline Train Station**

[www.aspireresidential.co.uk](http://www.aspireresidential.co.uk)

28 Goring Road, Worthing, BN12 4AD  
01903 259961 info@aspireresidential.co.uk



### **Double Glazed Door**

Into:

### **Porch**

Double glazed frosted window over two sides. Radiator. Tiled floor. Door into:

### **Hallway**

Meters cupboard. Dado rail. Radiator. Understairs cupboard housing gas meter. Phone point. Wood effect vinyl floor.

### **Lounge** 12' 1" x 11' 7" (3.68m x 3.53m)

Double glazed window to front. Radiator. 'Virgin' cable points. Wood floor.

### **Kitchen/Diner** 17' 6" x 8' 9" (5.33m x 2.66m)

Double glazed window to rear. Matching range of wall and base units. Composite single bowl sink with pressure mixer tap inset to granite effect worktop. Integrated appliances include a 5 ring gas hob and an eye level grill and oven. Space for washing machine and fridge freezer. Radiator. Wood effect vinyl floor.

### **Conservatory** 9' 6" x 8' 11" (2.89m x 2.72m)

Double glazed windows over 3 sides. Radiator to side wall. Doors out to garden.

### **Stairs**

Upto:

### **Landing**

Access to loft space.



### **Bathroom**

Floor to ceiling tiled walls. Double glazed frosted window to rear. Corner unit. Shower. Button flush W/C. Wash hand basin with chrome mixer tap and vanity storage. Chrome heated towel rail. Tiled floor.

### **Bedroom 2** *11' 0" x 10' 7" (3.35m x 3.22m)*

Double glazed window to rear with radiator below. Cupboard housing boiler. Carpet.

### **Master Bedroom** *11' 6" x 11' 0" (3.50m x 3.35m)*

Double glazed window to front. Radiator to rear wall. Carpet.

### **Bedroom 3** *7' 6" x 6' 0" (2.28m x 1.83m)*

Double glazed window to front. Radiator to side wall. Wood effect floor.

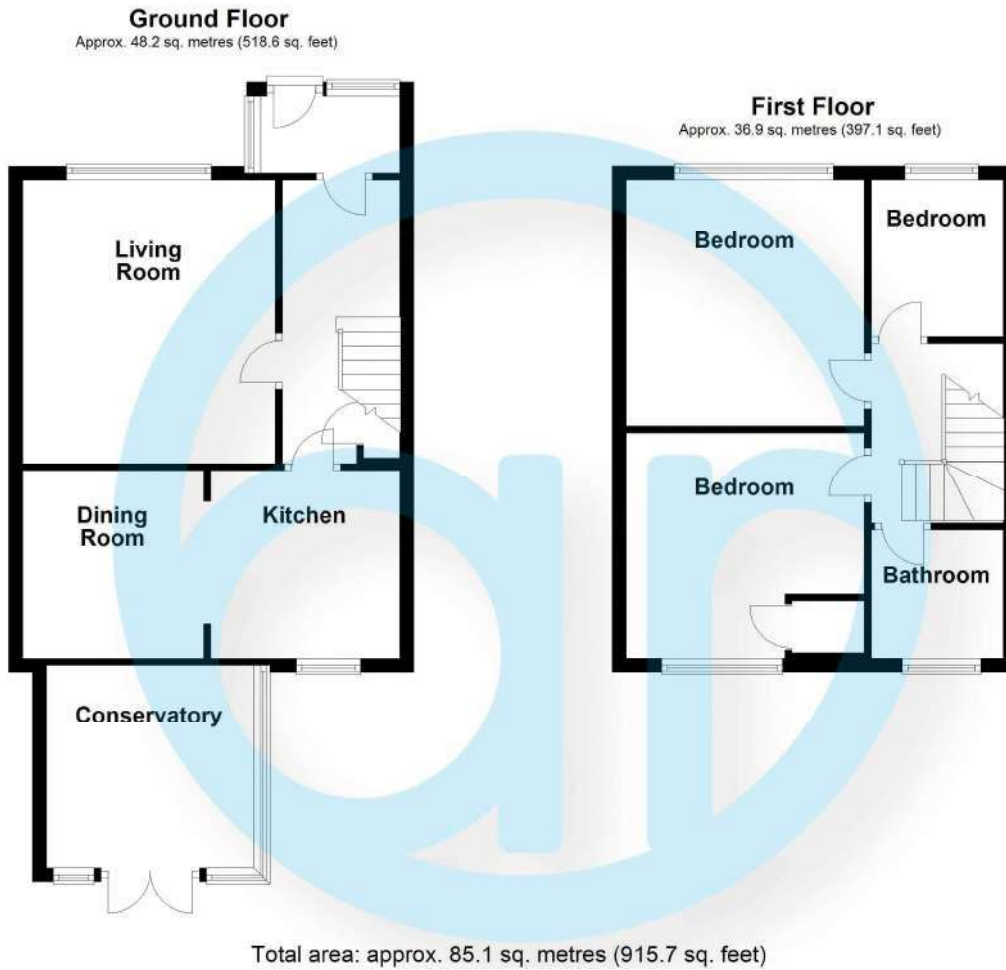
### **South Facing Garden**

Laid to lawn over two levels. Fence enclosed.

### **Garage**

In compound.





| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92-100)   | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         | <b>90</b> |
| (69-80)  | <b>C</b> | <b>75</b>               |           |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England, Scotland &amp; Wales</b>               |          | EU Directive 2002/91/EC |           |

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