



**Price**

**£171,500**

**Leasehold**

4x  1x  1x 

**Plot 74, 2 Coltsbrook  
Road, Sompting,  
Lancing, West Sussex,  
BN15 0FP**

**cubitt & west**  
Helping you move forwards



## Main features

- Arranged over three floors
- Spacious entrance hall
- Separate kitchen/diner
- Large rear-facing lounge
- Convenient ground floor W/C
- Large private rear garden
- Allocated parking

## Accommodation

### GROUND FLOOR

Entrance Hall  
Kitchen  
Downstairs W/C  
Lounge

### FIRST FLOOR

Landing  
Bedroom 1  
Bathroom  
Bedroom 4

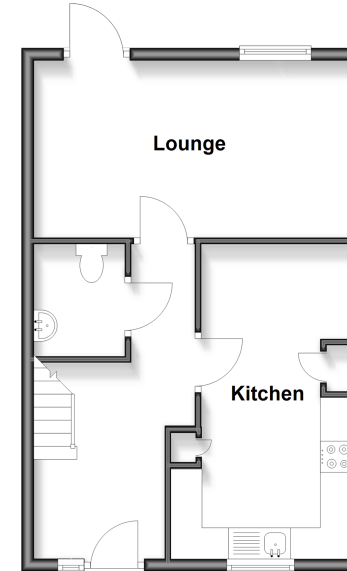
### SECOND FLOOR

Bedroom 2  
Bedroom 3

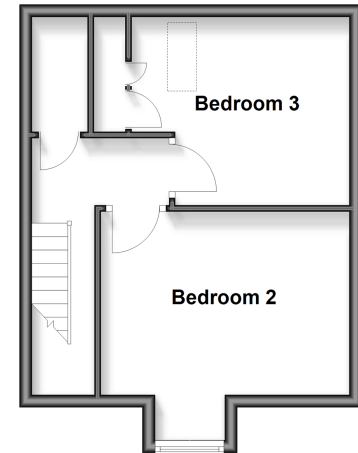
### OUTSIDE

Private Rear Garden  
Allocated Parking Space

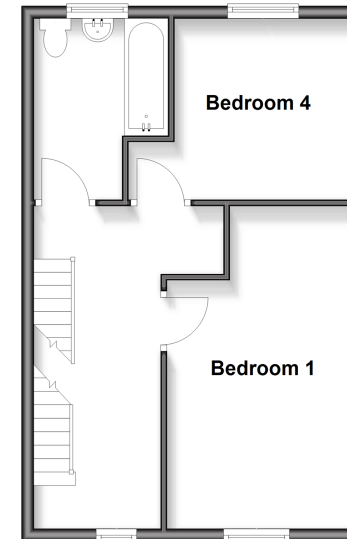
**Ground Floor**  
Approx. 40.8 sq. metres (439.3 sq. feet)



**Second Floor**  
Approx. 31.8 sq. metres (342.0 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (449.1 sq. feet)



**Call Shared Ownership - 01403 602681 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fitings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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