



£400,000

Florlandia Close

Lancing, BN15 0QP

PROPERTY SUMMARY

We are delighted to bring to the market nestled in the tranquil cul-de-sac of Florlandia Close in Sompting, Lancing, this charming semi-detached house which offers a delightful blend of comfort and modern living.

A notable highlight of this property is the conservatory, which allows for an abundance of natural light and offers a serene space to enjoy the garden views throughout the seasons.

Outside, the property boasts a driveway along with a garage for additional storage or secure parking. The garden space is perfect for outdoor activities or simply unwinding in the fresh air.

Situated close to Lancing village, residents will benefit from a range of local amenities, including shops, cafes, and good schools, making it an excellent choice for families. This home combines the peace of a quiet neighbourhood with the convenience of nearby facilities, making it a wonderful opportunity for those looking to settle in this charming area.

3



1



2











Total area: approx. 101.0 sq. metres (1087.0 sq. feet)

LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
22 South Farm Road
Worthing
West Sussex
BN14 7AA

OFFICE DETAILS
01903 532225
worthing@localagent.co.uk
www.openhouseworthing.co.uk