






# 100 Cokeham Lane, Sompting - BN15 9SJ

## £420,000 Freehold

An inviting two bedroom detached bungalow with a west-facing garden, bay-fronted lounge, dining room, study area beneath a skylight, conservatory, en-suite shower room and off-road parking.

MATTHEW ANTHONY

*Incorporating* ***Stafford Johnson***





Set behind an established front garden, this inviting two bedroom detached bungalow in Cokeham Lane combines bright, well-proportioned rooms with a sociable layout and a west-facing rear garden. Bay windows and an attractive fireplace lend character to the accommodation, while a study area and conservatory provide useful extra spaces to work or unwind.

An entrance hallway leads into the main living accommodation, where the lounge enjoys plenty of natural light from a broad bay window and two smaller side windows. A fireplace with a white surround forms a welcoming focal point, with room to arrange comfortable seating for quiet evenings or time with friends.

A wide archway connects the lounge to the dining room, allowing the two spaces to flow together whilst retaining their own identities. There is ample room for a dining table and accompanying furniture, making this an appealing setting for everyday meals and family gatherings. Tucked beyond the dining area, a study space sits beneath a skylight, providing a naturally lit spot for a desk without taking over either bedroom.

The kitchen is fitted with a range of wood-effect cupboards and drawers, complemented by contrasting worktops and tiled splashbacks. A window above the sink brings in natural light, while an opening leads through to the conservatory. With glazing on three sides, a glass roof and double doors onto the garden, this is a lovely place to settle with a book or enjoy a morning coffee.

Both bedrooms accommodate a double bed. The main bedroom overlooks the rear garden through a bay window and benefits from its own en-suite shower room, complete with a shower enclosure, wash basin, WC and storage. A separate bathroom serves the rest of the bungalow, with a bath and overhead shower, wash basin and WC.

Outside, the west-facing rear garden offers an inviting setting for afternoon and evening relaxation. A shaped lawn is edged by paving, with space for a bench beside the bungalow and a separate seating area amongst established planting. Fenced boundaries enclose the garden, and a timber shed with power provides practical storage and space for hobbies. To the front, lawn and mature shrubs soften the approach, alongside a block-paved driveway providing off-road parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:











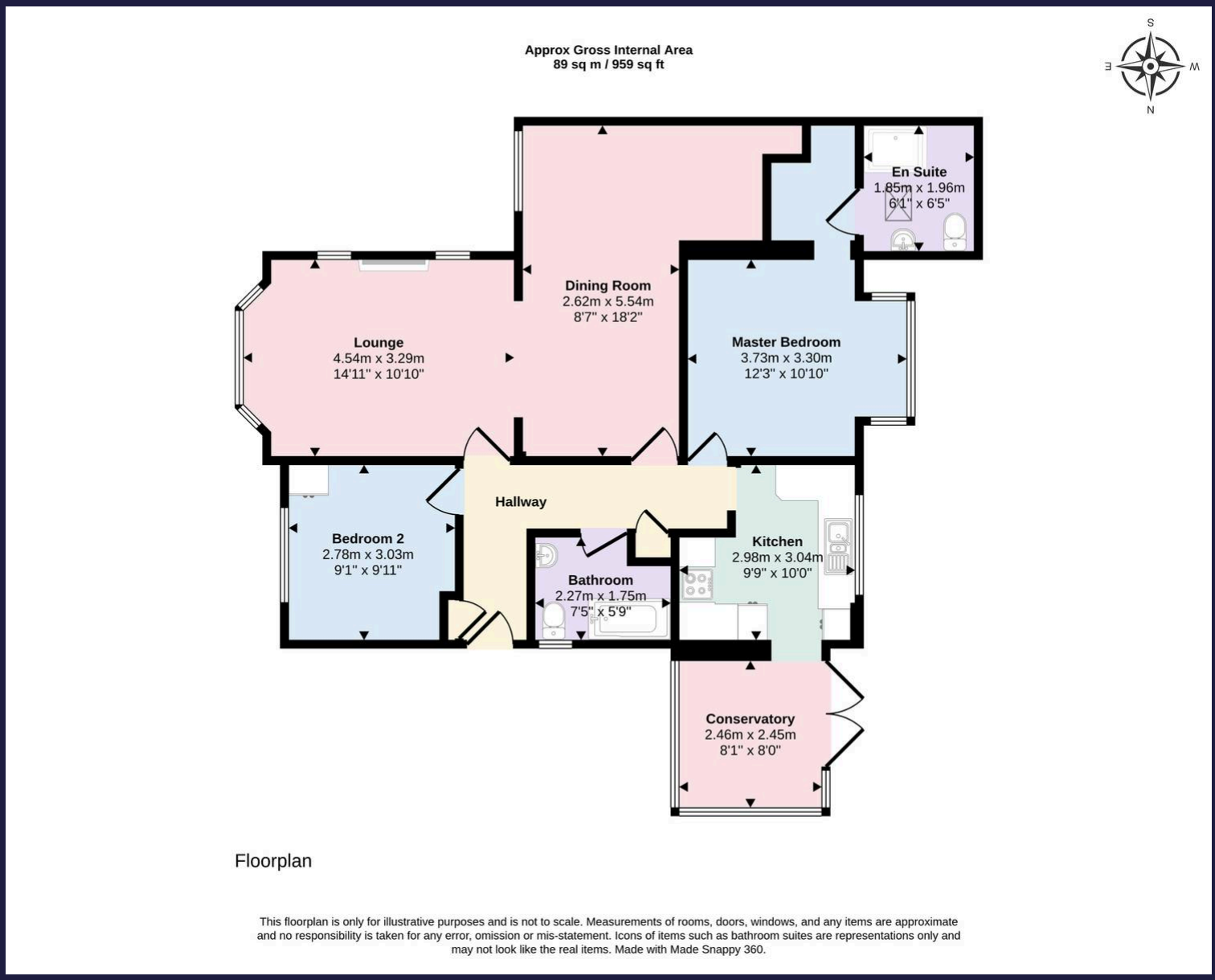



# Matthew Anthony incorporating Stafford Johnson

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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.