

**17 Hinchliff Drive, Littlehampton
West Sussex, BN17 7GB**
Offers Over £410,000 - Freehold

Glyn-Jones



Total Area: 1166 ft² ... 108.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2024



Glyn-Jones and Company are delighted to offer for sale this detached family house which offers bright and spacious accommodation throughout.

The accommodation comprises; an entrance hall, a triple aspect living room, a fitted kitchen/diner with an integral gas hob and electric oven and a door leading into a separate utility room with the boiler and a door to a cloakroom. To the first floor there are three bedrooms with an en-suite shower room to the master as well as an additional family bathroom. The property benefits from gas fired central heating and double glazing.

Externally, there is a wall enclosed rear garden which is mainly laid to lawn with a patio area, a timber shed and a side access gate. A further attribute is there is a garage situated to the side which is currently converted into a home office (and could easily be reverted back into a functional garage if required) and benefits from double glazed windows, an access door, power, light and a pitched roof which allows ample storage space. To the front of the garage there is a driveway for numerous vehicles. Viewing is advised.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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Littlehampton Office
01903 739000
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Situated within a development built approximately 2 years ago which is approximately 1 mile north of Littlehampton town centre. Littlehampton has many attractions including delightful river side walks along the River Arun.

The position is also within close proximity of Morrison's supermarkets and major trunk roads giving access to Worthing and Brighton to the East and Chichester to the West. The historic City of Arundel is within a few miles where many local attractions can also be found. Littlehampton also offers a mainline railway station.



Property Information

Council Tax Band - C
Energy Efficiency Rating - B
Tenure – Freehold

We recommend you have this verified by your legal representative at your earliest convenience.



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