



Total Area: 1050 ft² ... 97.5 m² (Includes Garage)

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

Council Tax Band - D
 Energy Efficiency Rating - TBC
 Tenure - Freehold

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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.



Littlehampton Office
 01903 739000
 littlehampton@glyn-jones.com

**7 Lupin Close, Marlborough Place,
 Littlehampton, West Sussex, BN17 6WF**
 £375,000 - Freehold



Glyn-Jones and Company are delighted to offer for sale this well presented linked family home situated in a small cul-de-sac within the popular Marlborough Development.

The accommodation to the ground floor comprises; an entrance hall, a cloakroom, a fitted kitchen with integral appliances, and a spacious lounge with double doors leading to a conservatory. To the first floor there is a modern family bathroom with a shower over the bath and three bedrooms where the master bedroom benefits from a modern en-suite shower room.

In our opinion, the property is presented in good clean and neutral décor throughout and benefits from gas fired central heating and double glazing.

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The property forms part of a small cul-de-sac, pleasantly situated within the popular Marlborough Place development, which is found on the immediate outskirts of Littlehampton and Rustington, both within approximately 1.25 miles from, where both locations offer comprehensive shopping parade. Marlborough Place is made all the more favourable by its proximity to the Summerlea CP School. There are also two equidistant convenience stores located within nearby fuel stations (approx. 1 mile), Public transport links are also close to hand, with the useful 700 bus route operating along nearby Worthing Road, and two mainline railway stations - Angmering and Littlehampton - found in an equivalent distance of approximately 2.5 miles, both offering a regular service to London Victoria.



Externally, there is an enclosed south/easterly facing rear garden, which is laid to patio adjacent to the property which proceeds to a lawn area and a further small area behind the timber shed. The garden offers an abundance of mature shrubs and bushes and is fully enclosed by fencing.

To the front there is a driveway which leads up to an integral garage. The garage has an up and over door, power, light and a personal door leading into the conservatory.



NO FORWARD CHAIN.