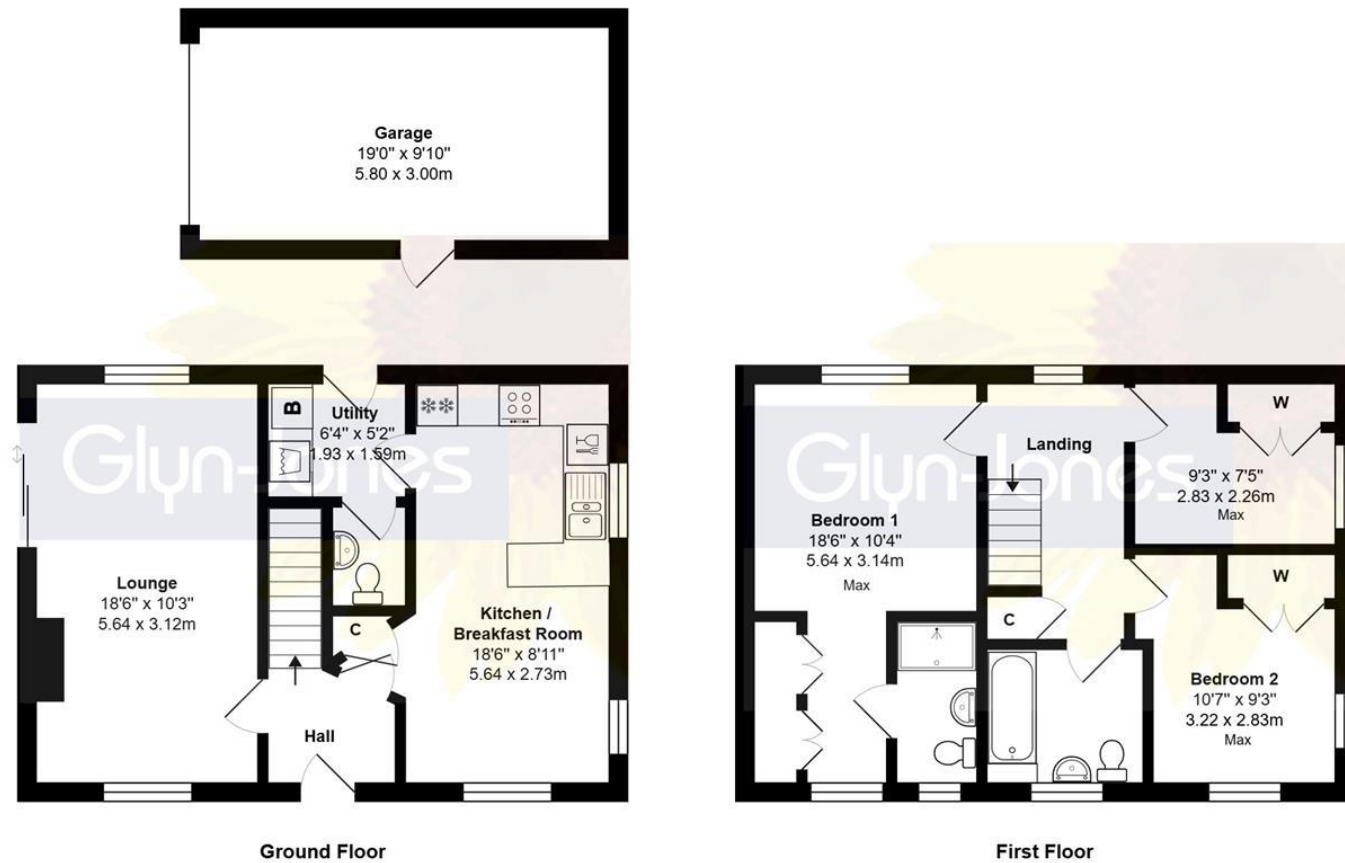


**2 Matheson Place, Littlehampton
West Sussex, BN17 7GF
£400,000 - Freehold**

Glyn-Jones



Total Area: 1178 ft² ... 109.5 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 - B
Tenure – Freehold

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

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

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

Glyn-Jones

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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.



Glyn-Jones and Company are delighted to bring to the market 'The Clayton Corner', a Persimmons built spacious detached family home, which offers almost one thousand square foot of bright and spacious accommodation.

The accommodation to the ground floor comprises; an entrance hall, a triple aspect living room with a feature marble fireplace with an inset electric fire, a fitted kitchen/diner with an integral ceramic hob and electric oven, dishwasher and fridge/freezer, a separate utility room with the boiler and an integral washing machine and a cloakroom.

To the first floor there are three bedrooms all with the benefit of built-in wardrobes and an ensuite shower room to the master as well as an additional family bathroom.

WITH OVER... **500** COMPANY REVIEWS

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

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2 Matheson Place, Littlehampton, West Sussex, BN17 7GF

£400,000 - Freehold



Matheson Place is situated within Hampton Park, a development built approximately 8 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.



The property benefits from many upgrades from the original build to include, Amtico Spacia flooring to the hallway and living room, Eagle Polish ivory ceramic tiled flooring to the kitchen and utility room, high gloss fronted base and eye level units to the kitchen and utility room, downlights, TV points added to all bedrooms, power & lighting in the loft as well as having gas fired central heating and double glazing.

Externally, there is a south/westerly facing wall enclosed rear garden which is laid to an artificial lawn with a patio area and a water tap. A further attribute is there is a garage situated to the rear which has a personal door into the garden, power, light and a pitched roof which allows ample storage space. To the front of the garage there is a driveway providing off road parking.



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