



Council Tax Band – F
Energy Efficiency Rating – D

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



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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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

7 Linnet Close, Littlehampton West Sussex BN17 7GW £565,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are privileged to offer for sale this substantial detached family home situated on a larger than average plot.

The Sycamore style house is just one of five within the development offers particularly bright and spacious accommodation, which to the ground floor comprises; a entrance hall, a living room with doors to the garden, a dining room with a bay window, a cloakroom, a fitted kitchen/breakfast room with an extensive range of base and eye-level units, replaced worktops with matching built-in breakfast table, an integral dishwasher, hob and pyrolytic self-cleaning oven, and a separate utility room with a sink unit, cupboard housing the boiler and a washing machine and tumble dryer.

To the first floor there is a good-sized landing with built-in cupboard, four double bedrooms where two bedrooms benefit from built-in wardrobes and an ensuite to the master, as well as a further family bathroom, both benefitting from demisting mirrors with shaver points.

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Externally, to the rear there is a delightful garden which has a patio area, lawn and an attractive raised flower bed. The garden is fully enclosed and has an access door in to the garage and a gate leading to the front. A rare feature to the property is the size of the driveway to the front, which allows off road parking for a number of vehicles. There is also a further side garden which provides a further seating area and is surrounded by hedging.

There is a detached double garage to the side of the property which benefits from built-in benches and cupboards, power, light and a pitched roof providing an excellent storage space. The garage benefits from two electric rolling doors which are remote controlled.



In our opinion, the property is presented in good decorative order throughout following many home improvements by the current vendor over the past 18-24 months, which includes redecoration and carpeting.

Further attributes to note are gas fired central heating (replaced Worcester Bosch boiler Sept 2020) and double glazing. The vendor also informs us that all curtains and fitted blinds are included within the sale.

