



43 Timberleys, Littlehampton, BN17 6QA  
Guide Price £250,000

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A two bedroom end of terraced house located in the town of Littlehampton. The accommodation consists of an entrance hall, open plan lounge and dining room, kitchen, conservatory, first floor landing, two bedrooms, bathroom/w.c, loft, garage in compound, front and rear gardens.

- End Terraced House
- Two Double Bedrooms
- West Rear Garden
- Double Glazed Windows
- Gas Central Heating
- Conservatory
- Cul-De-Sac Location
- No Onward Chain









### Entrance Hall

Accessed via a double glazed front door. Staircase to first floor landing. Door to lounge.

### Lounge/Dining Room

7.49m x 3.43m max (24'7 x 11'3 max)

### Lounge Area

4.37m x 3.43m (14'4 x 11'3)

East aspect via double glazed windows. Radiator. Central heating thermostat. Textured ceiling. Opening to dining area.

### Dining Area

3.40m x 2.34m (11'2 x 7'8)

West aspect via double glazed window and door to conservatory. Radiator. Wood laminate flooring. Textured ceiling.

### Kitchen

3.18m x 1.96m (10'5 x 6'5)

Comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for washing



machine below. Areas of roll top work surface offering additional cupboards and drawers under. Matching shelved wall units. Space for cooker and upright fridge/freezer. Part tiled walls. Tiled flooring, Understairs storage cupboard. Wall mounted boiler. Textured ceiling. West aspect double glazed window.

### Conservatory

4.45m x 2.29m (14'7 x 7'6)

Triple aspect via double glazed windows. Pitched polycarbonate roof. Wood laminate flooring. Sliding double glazed door to rear garden.

### First Floor Landing

2.21m x 1.83m (7'3 x 6'0)

Textured ceiling with access to loft space. Doors to all first floor rooms.

### Bedroom One

4.45m x 3.43m (14'7 x 11'3)

East aspect via double glazed windows. Built in storage cupboard. Radiator. Textured ceiling.



### Bedroom Two

4.39m x 2.46m (14'5 x 8'1)

West aspect double glazed window. Radiator. Textured ceiling.

### Bathroom/W.C

2.08m x 1.75m (6'10 x 5'9)

Panelled bath with mixer taps and shower unit over. Wall mounted wash hand basin. Low level w.c. Radiator. Part tiled walls. Textured ceiling. Obscure glass double window.

### OUTSIDE

#### Front Garden

Laid to lawn with pathway to front door. Side access and gate to rear garden.

#### Rear Garden

West aspect paved courtyard style garden enclosed by fence panelling.

#### Garage

Up and over door. Located in compound.

#### Council Tax

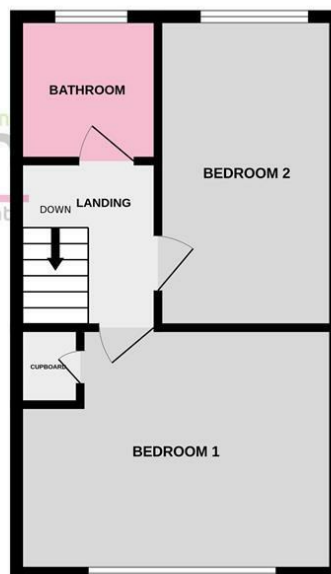
Council Tax Band B



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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