



Arlington Crescent, East Preston, Littlehampton, BN16 1DS
Offers Over £330,000



We are pleased to offer an extended, semi detached house. The property offers three bedrooms, lounge, kitchen/ breakfast room with utility area, conservatory and family bathroom. The house also benefits from garage to the rear of the garden and rear garden.



Key Features

- Easy Access to A27
- Garage
- Rear Garden
- Family Bathroom
- Conservatory
- Kitchen/ Breakfast Room
- Lounge
- Three Bedrooms
- Extended Semi Detached



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance porch with door leading into the lounge. The lounge offers dual aspect windows, gas fire and opening into the kitchen/ breakfast room. The kitchen/ breakfast room offers wall and base units, built in double oven, gas hob, sink, drainer, space and plumbing for under counter fridge, space and plumbing for dishwasher. Space for dining table, access to under stairs storage, opening into the utility area which has space and plumbing for washing machine, space for tumble dryer and space for under counter freezer. Doors leading out to the conservatory and doors leading out to the rear garden. On the first floor there are three bedrooms and access to the airing cupboard and loft hatch into the loft. The loft is a good size and has been laid to carpet. The primary bedroom offers built in wardrobes. The family bathroom comprises of bath with shower above, glass screen, vanity unit with wash hand basin and WC.

EXTERNAL

To the front it has been laid to lawn with pathway to front door. The rear garden has been laid to lawn with access to the garage via personal door. Access to the garage via Loxwood with up and over door.

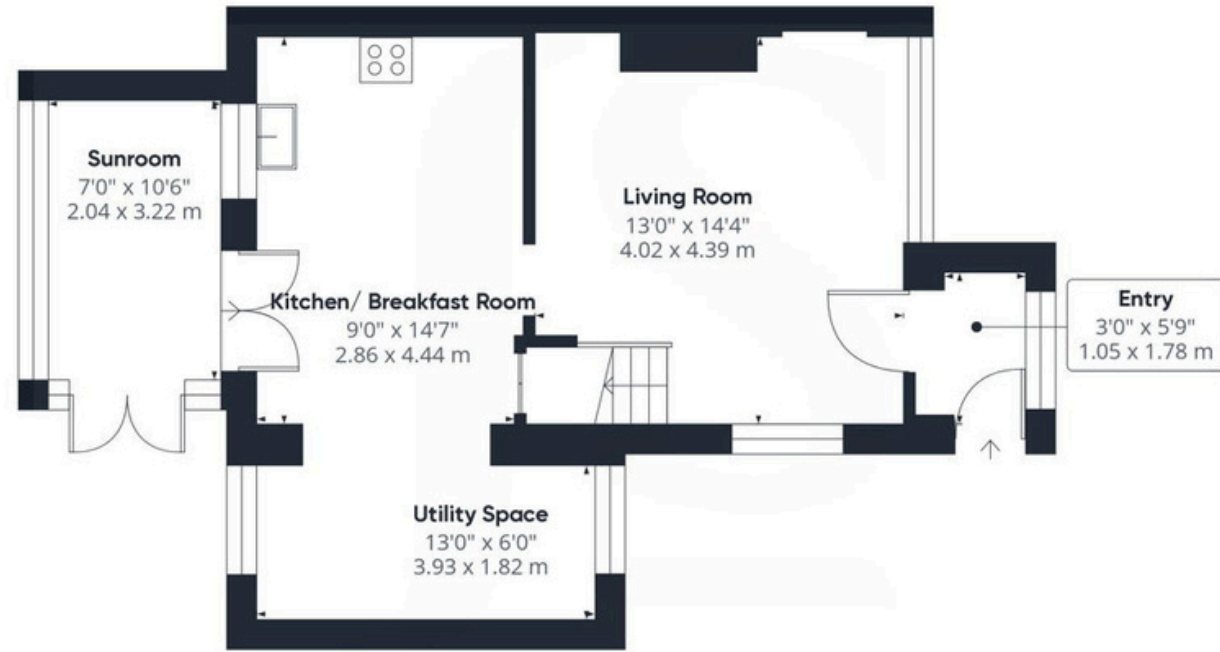
SITUATED

On Arlington Crescent just off Old Worthing Road which runs from the A259, Littlehampton Road to Roundstone Lane. Bus routes run nearby on Old Worthing Road. The nearest train station is Angmering Railway Station which is located 1 mile away. Local shopping facilities are found nearby with ASDA superstore located under half a mile away. Haskins garden centre Roundstone is located just a short walk away.

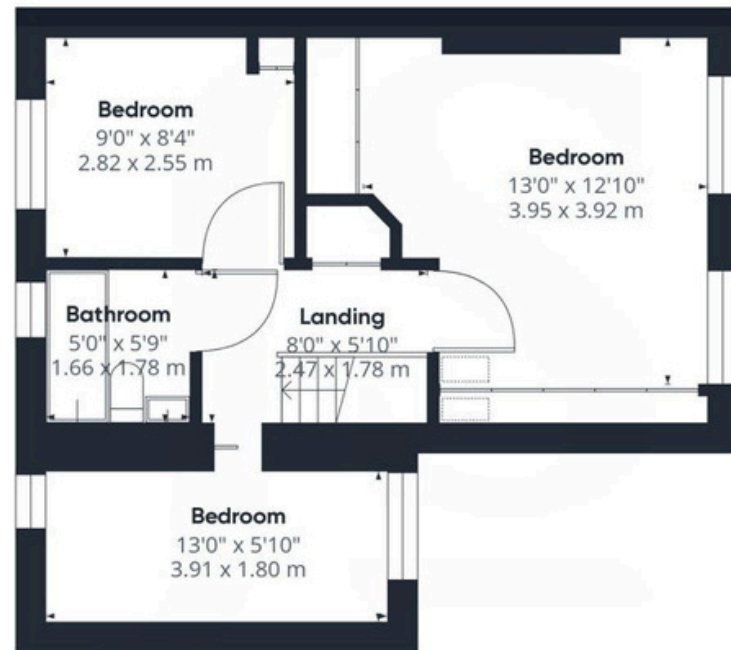
COUNCIL TAX BAND

C





Floor 0



Floor 1

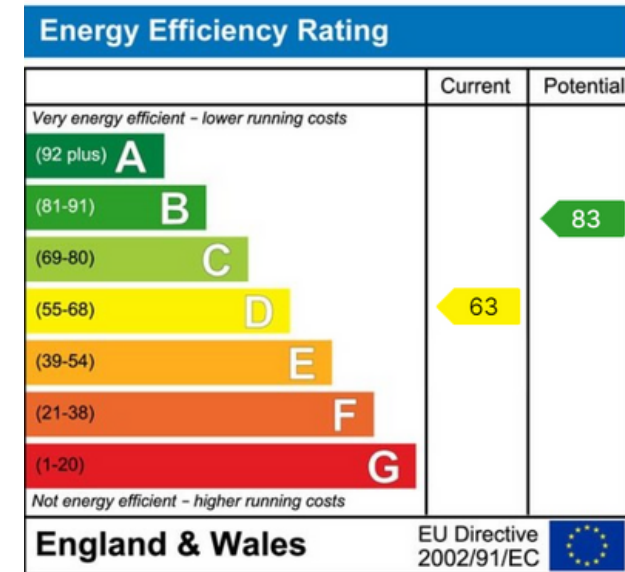


Approximate total area⁽¹⁾
922.04 ft²
85.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 85 sqm

Tenure: Freehold

Council tax band: c

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.