



Pengelly Gardens | Littlehampton | West Sussex | BN17 7BD  
Asking Price Of **£425,000**





We are pleased to offer to the market this three bedroom double fronted detached family home in the popular Kingley Gate development built by Barrett homes in 2017. The property features three bedrooms, two bathrooms, garage which has been converted into a bar, South Westerly rear garden on a corner plot and driveway parking for two cars.



Property details: Pengelly Gardens | Littlehampton | West Sussex | BN17 7BD



## Key Features

- Three Bedrooms
- Detached
- Double Fronted
- Kingley Gate Development
- Driveway
- 2 Bathrooms
- Downstairs W.C
- Converted Bar
- South/Westerly Garden
- Family Neighbourhood



**3 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

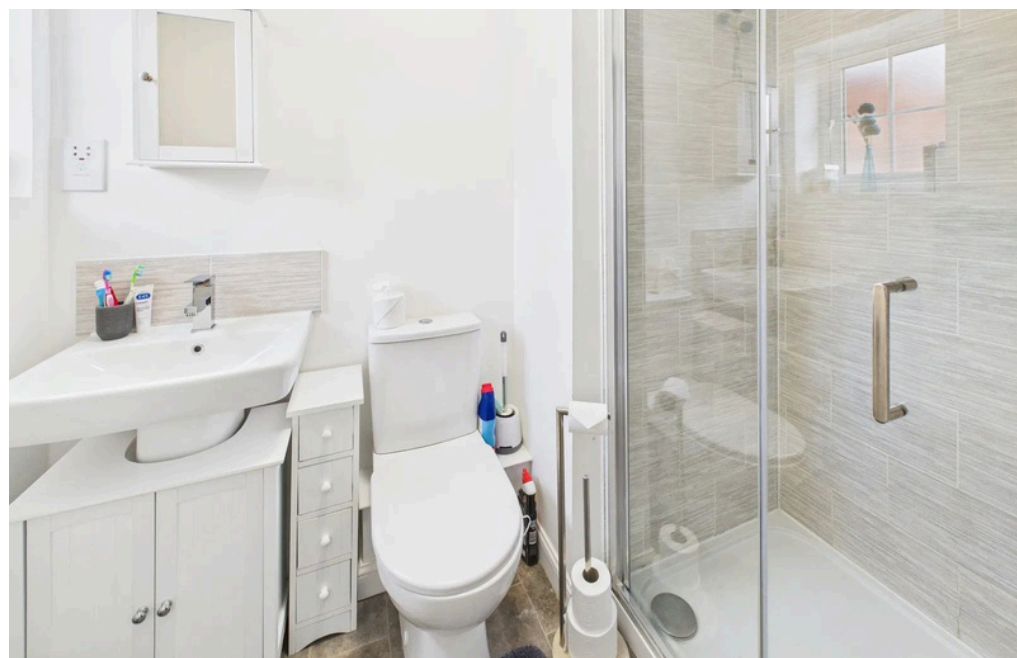
Entrance hallway with downstairs W.C, good size lounge, open plan kitchen breakfast room with access to the rear garden, kitchen comprising of white gloss units and dark worktops with a larder cupboard, space for appliances. Upstairs are three bedrooms, the primary bedroom benefitting from an en suite shower room, family bathroom with shower over bath, toilet and sink.

### EXTERNAL

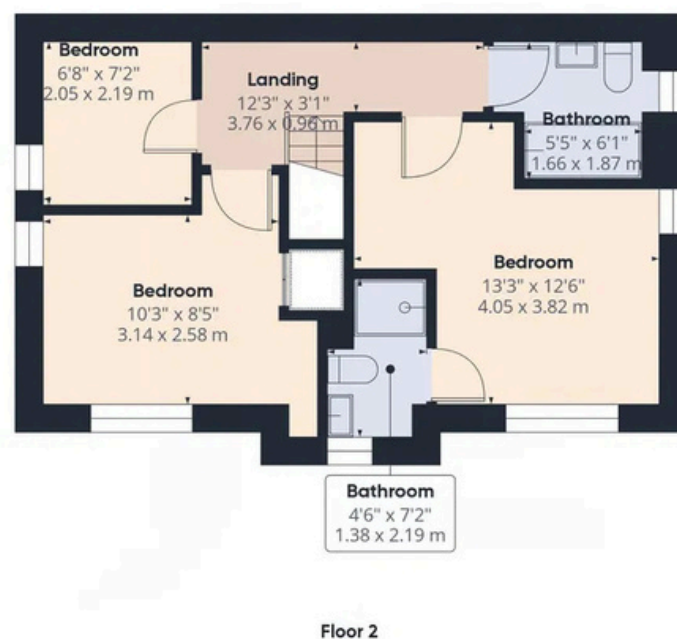
The property features a low maintenance rear garden with a mixture of artificial grass, paving slabs and a raised decked area perfect for entertaining and space for children to play. Off the garden is the garage which has been tastefully converted into a home bar complete with power and bar. The property also benefits from ample parking for multiple vehicles.

### LOCATION

In Pengelly Gardens, Kingley Gate on the edge of Littlehampton. Courtwick recreation ground is just a short walk away. Littlehampton has lots to offer with sandy beaches, a large seafront greensward, regenerated Harbour and local attractions including Harbour Park. There is an excellent range of restaurants, cafes and pubs. The town itself has a High Street with shopping facilities. Littlehampton Wave Sports and Swimming Centre is located close to the beautiful Mewsbrook Park, which offers a picnic area, boating lake, children's play area, and an excellent café. Popular with people of all ages, the area is well served with schools for all levels.







GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

### Property Details:

Floor area (as quoted by EPC: 833 sqft

Tenure: Freehold

Council tax band: D

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.