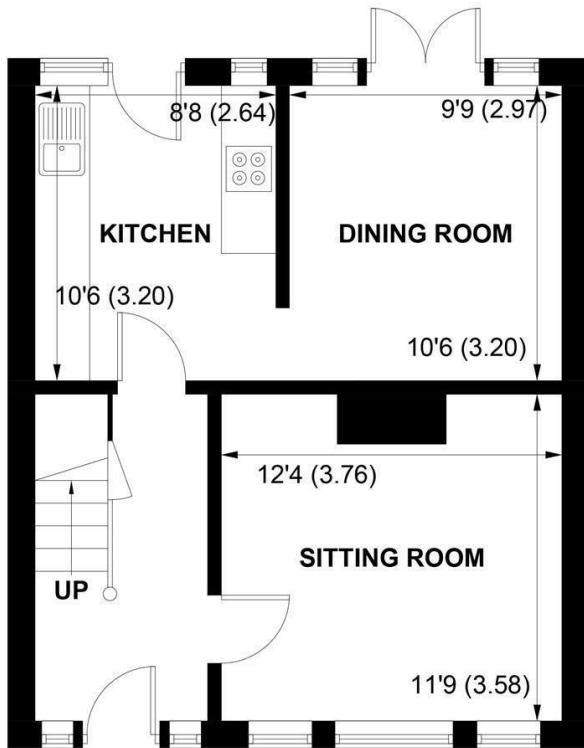


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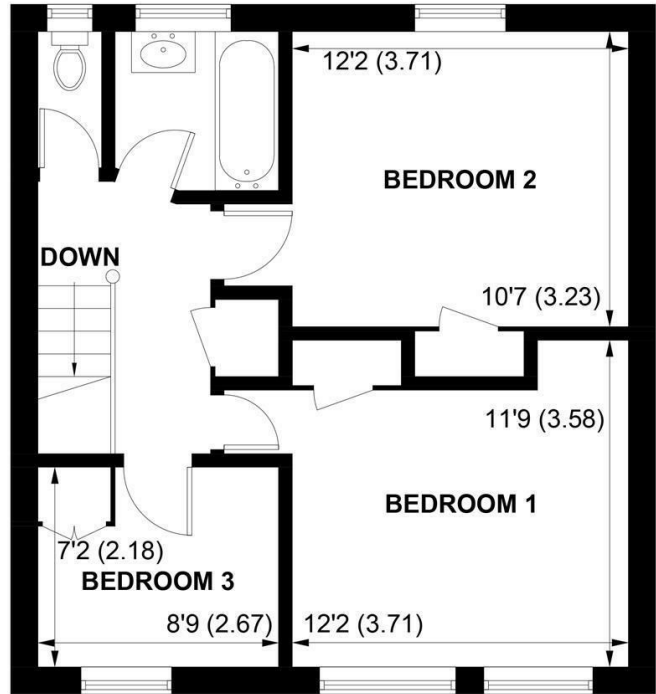
Sims Williams



30 GOSDEN ROAD, LITTLEHAMPTON, WEST SUSSEX, BN17 6DY



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 931 SQ FT / 86.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

£290,000 Freehold

30, GOSDEN ROAD,
LITTLEHAMPTON,
WEST SUSSEX, BN17 6DY

- Three Bedroom Mid Terrace House
- Two Reception Rooms
- Modern Fitted Modern Kitchen
- Two Double Bedrooms
- Single Bedroom
- Family Bathroom & Separate W.C.
- South Facing Garden
- No Onward Chain
- Off Road Parking For Two Cars.

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = C

This spacious mid terraced three bedroom family home is located in a residential area within Littlehampton with good access to all local amenities and within walking distance of the seafront and the shopping precinct. The property is offered to the market in good decorative order throughout and backs onto an open playing field. The local train station can be found approximately 1.5 miles away. The market town of Arundel is located to the north of the property and boasts popular restaurants as well as Arundel Castle and Wetland and The Wildfowl Trust.

Upon entering the property you are welcomed into the spacious hallway with access to the lounge and kitchen along with an under stairs storage cupboard.

The lounge is a good size and benefits from a feature fireplace and large windows allowing plenty of light.

To the rear of the property is the modern kitchen with a range of eye and base level grey gloss fronted cupboards, there is space and plumbing for a washing machine, dishwasher and fridge/freezer. There is also access to the garden via the back door. The dining room is accessed from the kitchen, it is south facing and has double doors opening onto the garden.

Upstairs there are two double bedrooms and a single bedroom all benefiting from built-in cupboards. The family bathroom has a modern white suite with a bath with a shower over. The separate W.C. is located just next door.

The rear garden is south facing and of a generous size, it is laid mainly to lawn with a paved seating area and a brick built store. There is also direct access to the playing field via a gate. The front of the property is hard landscaped and provides off road parking for two cars.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From The Body Shop roundabout on the A259 head south along Horsham Road (B2187). Take the left after the Yeoman's car garage into Gosden Road, where the property can be found 200 yards on your right hand side.

