

**Lot 181**



**15 Camelia Close, Littlehampton,  
West Sussex, BN17 6UT**

**Upon  
instruction of** 



All enquiries Ref: Emma Hughes

### ■ Freehold detached house

#### Location:

The property is located on Camelia Close. Shopping amenities can be found locally within Littlehampton Town Centre. Public transport links are available at Littlehampton Train Station to the south west and Angmering Train Station to the east along with a network of local bus services serving the surrounding area. The property is served by road links including the A259 and A27 both lying to the north. Recreational pursuits can be found at Brookfield Park to the north and Littlehampton Pier to the south west.



#### Accommodation:

First floor: Principal bedroom with en-suite, two further bedrooms, bathroom/wc

Ground floor: Reception room, conservatory, kitchen, wc

Outside: Garage, driveway and gardens

**EPC Rating:** D

**Council Tax Band:** E

#### To view:

Strictly by arrangement with the auctioneers.