



Plot 3, Norbury Golfers Lane, Littlehampton, BN16 4NB

Price £444,995

and company
bacon
Estate and letting agents



A newly built three bedroom, two bathroom semi-detached family home located in the popular Fairway Gardens, Angmering built by Barratt Homes. Briefly the property comprises: entrance hall, lounge/dining room, modern and fitted kitchen, downstairs wc, three double bedrooms with bedroom one having ensuite and dressing room and further family bathroom. Externally the property benefits from rear garden and private driveway with standing for two vehicles. CHAIN FREE.

- Fairway Gardens Development
- Barratt Homes Build
- Favourable Angmering/Rustington Location
- Semi Detached Family Home
- Three Bedrooms
- Bathroom & Ensuite
- Dressing Area
- Rear Garden
- Parking





GROUND FLOOR

Entrance Hall

Kitchen

3.89m x 1.88m (12'9 x 6'2)

Lounge/Dining Room

4.60m x 4.01m (15'1 x 13'2)

Cloakroom

2.24m x 0.86m (7'4 x 2'10)

Stairs from entrance hall to:

FIRST FLOOR

Landing

Bedroom Two

4.06m x 2.92m (13'4 x 9'7)

Bedroom Three

4.01m x 2.77m (13'2 x 9'1)

Bathroom/wc

2.16m x 1.70m (7'1 x 5'7)

Stairs from first floor landing to:

SECOND FLOOR

Landing

Bedroom One

5.21m x 4.02m (17'1" x 13'2")

Dressing Area

2.29m x 2.06m (7'6 x 6'9)

En-Suite

OUTSIDE

Rear Garden

Parking for Two Vehicles

Required Information/Disclaimer

Council tax band: TBC - Not available currently

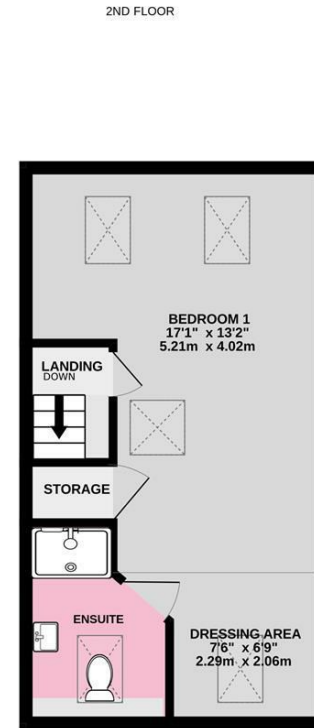
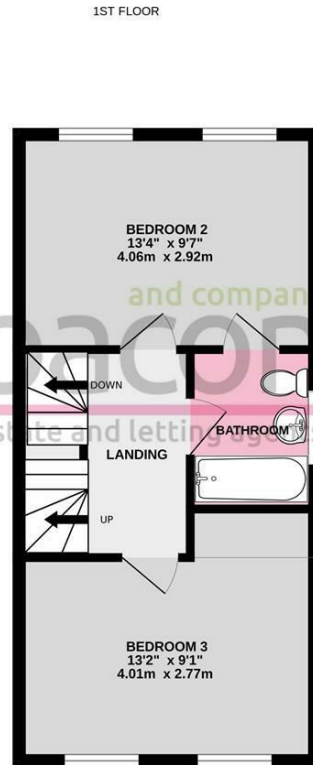
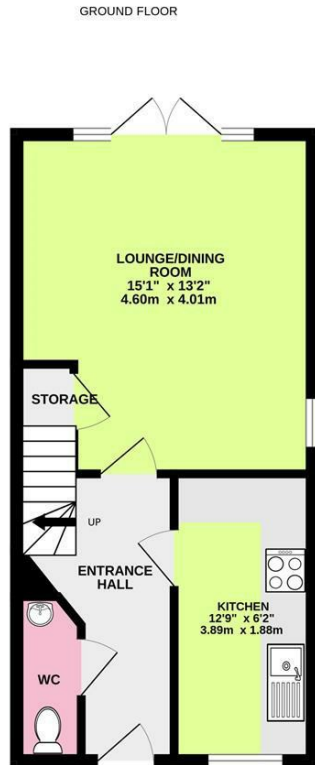
Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

Disclaimer: All images used are for illustrative purposes only. These and the dimensions given are illustrative for this house type and individual properties may differ, in particular, final elevations of the property purchased may differ from those shown. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

- Denford 2 bedroom home
- Ellerton 3 bedroom home
- Kenley 3 bedroom home
- Lutterworth 3 bedroom home
- Moresby 3 bedroom home
- Norbury 3 bedroom home
- Woodcroft 3 bedroom home
- Alderney 3 bedroom home with study
- Chester 4 bedroom home
- Hesketh 4 bedroom home
- Radleigh 4 bedroom home
- R Affordable Housing Rented
- SO Shared Ownership
- V Visitor Parking Space
- BCP Bin Collection Point
- S/S Substation





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.
 Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

