



Plot 10, Ellerton Golfers Lane, Littlehampton, BN16 4NB

Price £399,995

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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, modern kitchen/dining room, downstairs wc, three bedrooms with bedroom one having ensuite and separate 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
- Kitchen/Dining Room
- Living Room
- Rear Garden
- Parking





Additional Information

Photovoltaic solar panels
Electric vehicle charging point.
Combination boiler with integrated flu gas heat recovery system.
5 Acres of public open space
3.3 Acres of bee friend planting
150+ trees planted.
2,500+ new sapling hedgerows planted.
640 meters of hedgehog highways
30+ bat and bird boxes installed.
4 Wildflower meadows

Local Ammenties

0.9 miles from train station
Minutes' walk to Golf Course, Out of Bounds and Lanes Health Club
5-minute drive to the beach

GROUND FLOOR

Entrance Hall

Kitchen/Dining Room

4.57m x 3.63m (15' x 11'11)

Lounge

3.61m x 4.47m (11'10 x 14'8)

Ground Floor Cloakroom

1.96m x 1.07m (6'5 x 3'6)

Stairs from entrance hall to:

FIRST FLOOR

Landing

Bedroom One

3.61m x 3.23m (11'10 x 10'7)

En-Suite

1.68m x 1.85m (5'6 x 6'1)

Bedroom Two

2.39m x 4.11m (7'10 x 13'6)

Bedroom Three

2.13m x 3.71m (7' x 12'2)

Bathroom/wc

1.70m x 1.93m (5'7 x 6'4)

OUTSIDE

Rear Garden

Parking for Two Vehicles

Required Information/Disclaimer

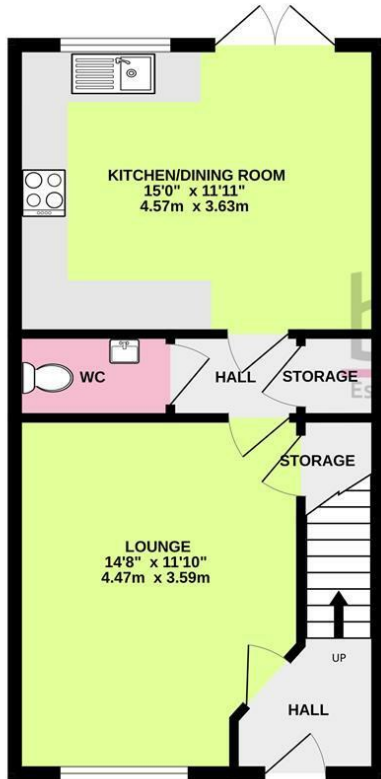
Council tax band: TBC - Not available currently

Version: 1

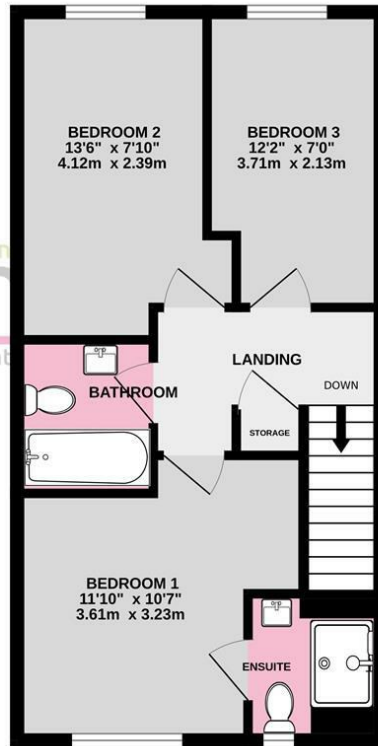
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

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GROUND FLOOR



1ST FLOOR



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.
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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.

