



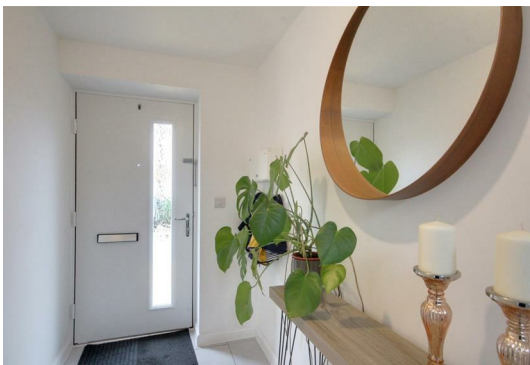
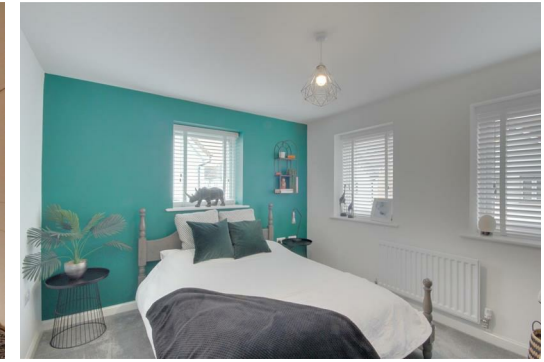
34 Jackson Way, Littlehampton, BN17 7SF
Guide Price £450,000

and company
bacon
Estate and letting agents



A four bedroom, two bathroom detached family home located on the popular and recently built Hampton Park Development. Briefly the accommodation comprises: entrance hall, ground floor cloak room, open plan kitchen/diner, living room, four bedrooms with ensuite to bedroom one and family bathroom/wc. Externally the property benefits from a generously sized and well maintained landscaped rear garden, private driveway and garage. Further benefits include double glazing and gas central heating.

- Popular Hampton Park Development
- Detached Family Home
- Four Bedroom
- Open Plan Kitchen/Diner
- 18'2 Living Room
- En Suite & Family Bathroom
- Driveway & Garage
- Landscaped Rear Garden





UPVC door to:

Entrance Hall

Tiled floor. Radiator. Levelled ceiling. Door to:

Ground Floor Cloakroom

Concealed cistern wc. Pedestal wash hand basin with mixer tap and tiled splashback. Radiator. Double glazed window. Tiled floor. Levelled ceiling

Open Plan Kitchen/Diner

5.54m x 3.07m (18'2 x 10'1)

Kitchen:

Roll edge work surface having inset 1 1/2 bowl stainless steel sink with mixer tap and draining board. 5 ring gas hob with glass splash back and extractor cooker hood over. Fitted oven and grill. Integrated fridge/freezer and washing machine. Range of matching base units comprising cupboards and drawers with further matching eye level wall units. Cupboard housing wall mounted gas boiler. Tiled floor. Inset ceiling spotlighting. Two double glazed windows to front.

Dining Area:

Double glazed window overlooking rear garden. Two radiators. Tiled floor. Space for dining room furniture.

Living Room

5.54m x 4.27m (18'2 x 14')

Two double glazed windows to front. Double glazed windows either side of French doors opening to rear garden. Two radiators. Understairs storage cupboard. Levelled ceiling.

Stairs from entrance hall leading to:

Landing

Double glazed window. Radiator. Access to loft via hatch. Storage cupboard with shelving. Levelled ceiling.

Bedroom One

3.96m x 3.73m into wardrobe (13' x 12'3 into wardrobe)

Dual aspect having two double glazed windows to front and one full length double glazed window to side. Radiator. Built in wardrobe comprising of shelving, hanging and mirrored sliding doors. Levelled ceiling. Door to:

Ensuite

Step in shower with tiled surround, wall mounted controls and glass sliding door. Concealed cistern wc. Pedestal wash hand basin with mixer tap. Mirrored vanity wall unit. Ladder style towel radiator. Double glazed window. Tiled floor. Levelled ceiling, Inset ceiling spotlighting. Extractor fan.

Bedroom Two

3.38m x 2.97m (11'1 x 9'9)

Dual aspect via two double glazed windows to front and one double glazed window to side. Radiator. Levelled ceiling

Bedroom Three

3.40m x 2.46m (11'2 x 8'1)

Double glazed window overlooking rear garden. Radiator. Panelled wall. Levelled ceiling.

Bedroom Four

2.36m x 2.36m (7'9 x 7'9)

Double glazed window to front. Radiator. Levelled ceiling.

Bathroom/wc

White suite comprising panelled bath with mixer tap, tiled surround, wall mounted controls and glazed shower screen. Concealed cistern wc. Pedestal wash hand basin with mixer tap. Ladder style towel radiator. Double glazed window. Tiled floor. Levelled ceiling, Inset ceiling spotlighting. Extractor fan.

Outside

Rear Garden

Majority being laid to lawn. Enclosed by 6ft fence surround. Patio area with overhead pergola providing space for garden furniture and entertaining. Timber storage shed. Access to side via gate. Outside tap.

Garage

5.94m x 2.95m (19'6 x 9'8)

Up and over door. Power and light. Eves storage. Side door to garden.

Private Drive

Standing for 2 vehicles.

Tenure & Council Tax Band

Tenure: Freehold

Council tax band: Band E

Version: 1

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



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1184sq.ft. (110.0 sq.m.) approx.

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			95
(81-91) B		85	
(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.

