



## 10 The Saltings, Littlehampton – BN17 6RR

£265,000 Freehold

Chain free and vacant two double bedroom semi-detached house • Fitted kitchen located to the rear of the property • Spacious living room/diner ideal for everyday living and entertaining • Generous low-maintenance rear garden, ideal for a range of buyers including FTBs and investors • Sun room providing versatile additional living space • Two well-proportioned double bedrooms • Private driveway offering off-road parking • Family bathroom with modern fittings



A chain-free and vacant two double bedroom semi-detached house offering well-balanced and versatile accommodation, ideal for a wide range of buyers. The property features a spacious living room/diner, providing an excellent space for both everyday living and entertaining, along with a fitted kitchen positioned to the rear of the house.

Both bedrooms are generous doubles and are complemented by a well-appointed family bathroom, making the layout practical and comfortable. Externally, the property benefits from a private driveway and a great-sized, low-maintenance rear garden, perfect for those seeking outdoor space without the upkeep. A sun room to the rear adds further flexibility, ideal as a dining area, home office or relaxing garden room.

This property represents an excellent opportunity for first-time buyers, investors, or those looking to take their next step up or down the property ladder, and early viewing is strongly recommended. Perfectly positioned, the home is within easy reach of Rustington Village, Littlehampton High Street, the riverfront, the beach and the much-loved Mewsbrook Park. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





**Living Room / Diner**

17' 0" x 11' 10" (5.18m x 3.61m)

**Kitchen**

11' 10" x 7' 9" (3.61m x 2.36m)

**Bedroom 2**

11' 10" x 8' 0" (3.61m x 2.44m)

**Bedroom 1**

11' 10" x 8' 5" (3.61m x 2.57m)

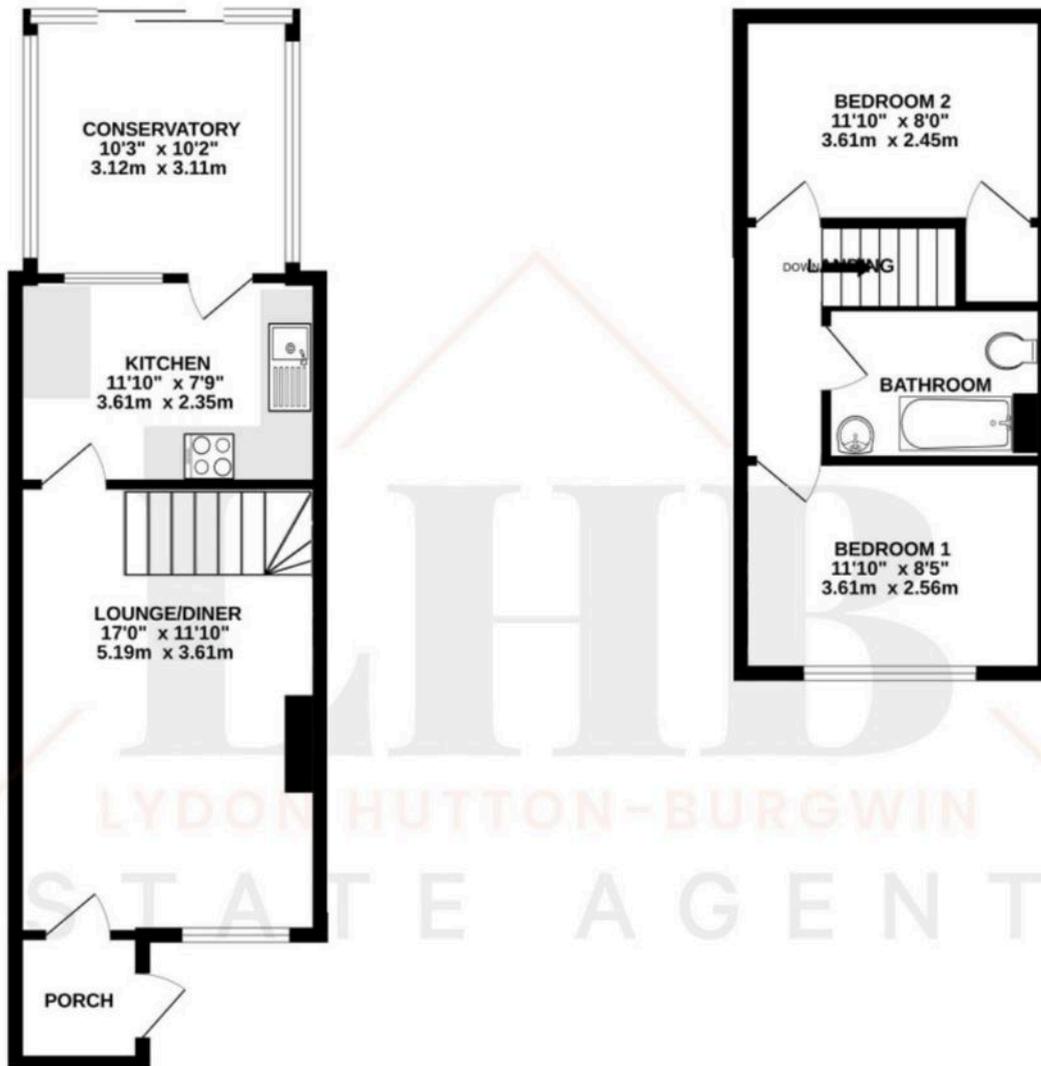
**Bathroom**

**Sun Room**



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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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