



## 5 Columbine Way, Littlehampton, BN17 6UX

£405,000

- Beautifully Presented Link Detached House
- 18'06 Separate Lounge
- Driveway Parking
- Viewing Highly Recommended
- Popular 'Marlborough Place' Development
- Three Double Bedrooms
- Ground Floor Cloakroom
- Feature 22'06 Kitchen/Dining Room Overlooking Garden
- Two En Suites
- Westerly Rear Garden

# 5 Columbine Way, Littlehampton BN17 6UX

Welcome to this stunning link detached house situated in the highly sought-after Marlborough Place Development. This beautifully presented home offers a perfect blend of modern comfort and classic charm, providing an ideal living space for families and individuals alike.

As you step inside, you are greeted by an 18'06 lounge, providing a spacious and inviting atmosphere for relaxation and entertainment. The heart of the home lies in the impressive 22'06 kitchen/dining room, meticulously designed to overlook the picturesque garden, creating a seamless connection between indoor and outdoor living.

The property boasts three generously sized double bedrooms, each offering a comfortable and private retreat. Two of these bedrooms feature en-suite bathrooms, providing convenience and luxury for the occupants. Additionally, a ground floor cloakroom adds practicality to the home.

Convenience extends beyond the interiors, as this residence comes with driveway parking, ensuring hassle-free access for residents and guests. The westerly rear garden bathes the outdoor space in sunlight, creating an inviting oasis for outdoor activities and relaxation.

This home is not just a property; it's a lifestyle. With meticulous attention to detail and a thoughtful layout, this residence offers the perfect blend of style, functionality, and comfort. Viewing is highly recommended to fully appreciate the unique features and charm this property has to offer. Don't miss the opportunity to make this exquisite house your new home.



Council Tax Band: D

Tenure: Freehold



### LIVING ROOM

18'6" x 10'6"

### KITCHEN/DINER

22'6" x 14'2"

L Shaped room maximum measurements

### BEDROOM

10'6" x 10'5"

### ENSUITE

7'7" x 4'10"

### BEDROOM

9'9" x 8'9"

### ENSUITE

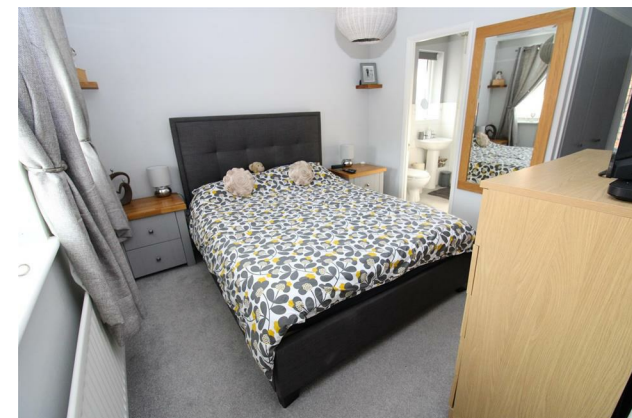
5'7" x 5'4"

### BEDROOM

8'9" x 8'2"

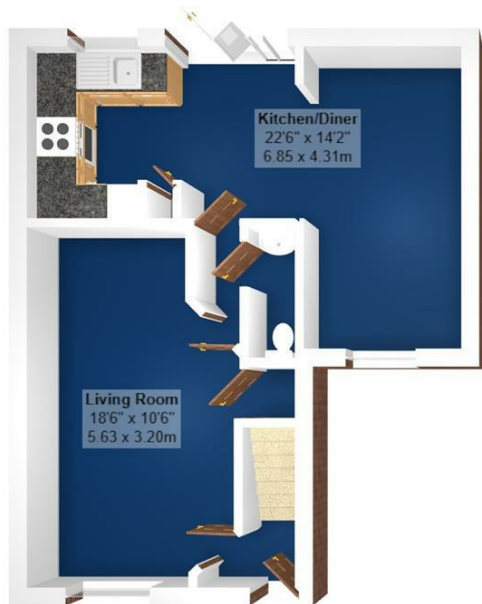
### BATHROOM

8'8" x 5'5"

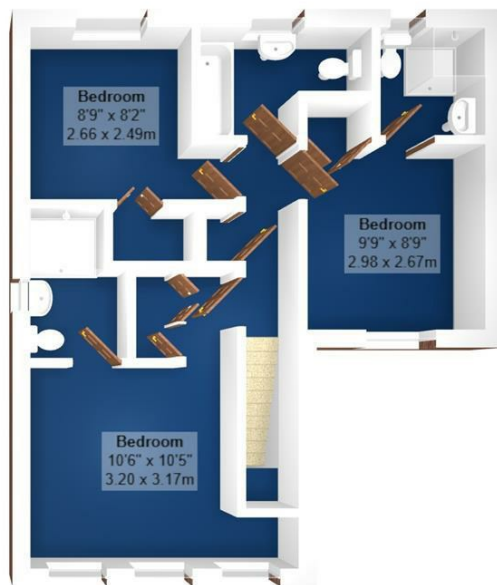


Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.



Ground Floor



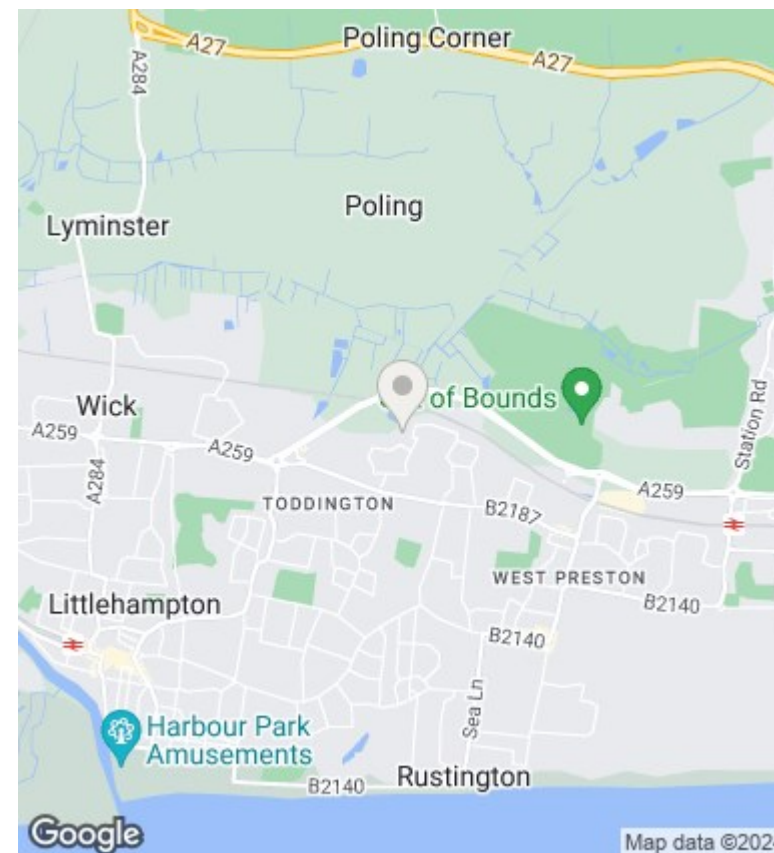
First Floor

Total Area: 1024 ft<sup>2</sup> ... 95.1 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by Jtm 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.