



The Hanbury Hinchliff Drive, Hampton Park, Littlehampton, West

£335,000

- SHOW HOME FOR SALE
- Benefitting from a Garage & Off Road Parking
- 14'4 x 11' 11 South Facing Lounge
- Ground Floor Cloakroom
- Three Bedroom Semi Detached House
- Stunning Fixtures Throughout
- 15'3 x 9'7 Kitchen/Diner Over Looking Rear Garden
- 'The Hanbury' acted as Persimmons Show Home
- Call Now to Secure This Rare Opportunity!
- 11'11 x 9'6 Master Bedroom with En Suite

The Hanbury Hinchliff Drive, Littlehampton BN17 7GB

Nestled within the esteemed Hampton Park development, this exceptional property offers an unparalleled opportunity to own a meticulously crafted home. Formerly the esteemed Persimmons Show Home, 'The Hanbury' exudes sophistication and elegance at every turn.

Step into the inviting embrace of the 14'4 x 11'11 south-facing lounge, flooded with natural light, creating a serene ambiance ideal for relaxation or entertaining guests. The adjacent 15'3 x 9'7 kitchen/diner, overlooking the rear garden, beckons culinary enthusiasts with its modern design and functional layout, making it the heart of the home.

The allure continues upstairs with the spacious 11'11 x 9'6 master bedroom, boasting an en-suite bathroom for added luxury and convenience.

Boasting the latest in new build technology and design, this home seamlessly blends comfort, style, and functionality. With the added benefits of a garage and off-road parking, convenience meets luxury in this captivating residence.

Don't miss your chance to own this stunning property. Contact us today to arrange a viewing and take the first step towards making this exceptional home yours.



Council Tax Band: C

Tenure: Freehold



Lounge

14'4 x 11'11
Neutral décor and laminate flooring.

Kitchen / Diner

15'3 x 9'7
Modern, brand new kitchen/diner with fitted appliances. Patio doors lead to the garden.

W/C

5'4 x 2'11
A ground floor cloakroom ensures practicality for everyday living.

Bedroom One

11 x 9'6
Double bedroom with carpets. Benefitting from an ensuite

Ensuite

5'5 x 6'4
Modern white suite with window

Bedroom Two

7'7 x 8'11
Double bedroom with carpets

Bedroom Three

7'7 x 6'2
Light single bedroom

Bathroom

5'6 x 5'10
Pristine white suite with bath and shower over.

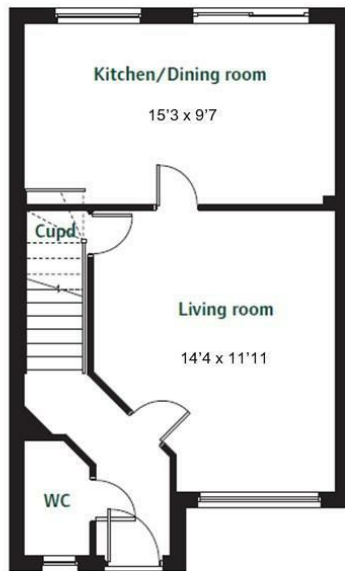
Estate Charge

£224.02pa

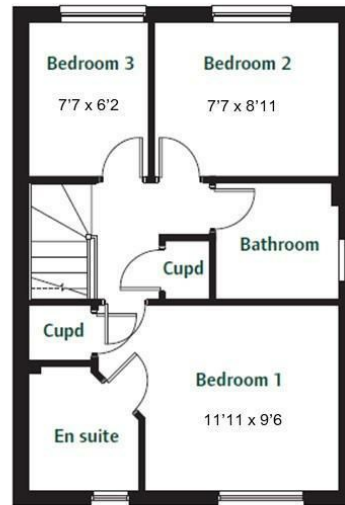


Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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.

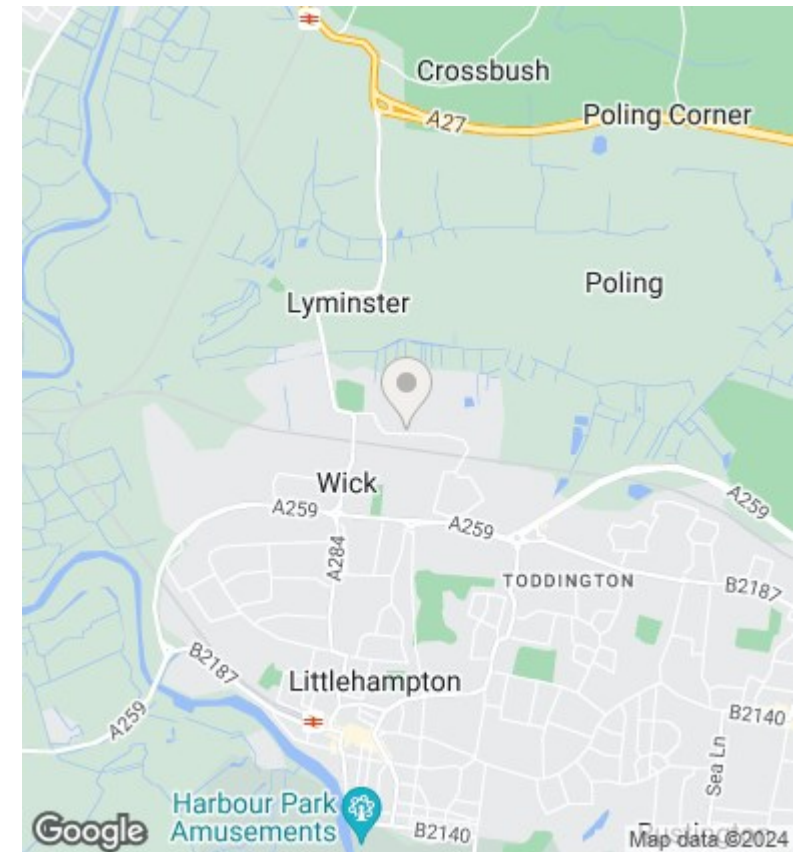
The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train 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



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