



43 Buttermere Way, Littlehampton, BN17 6SX

£328,000

- Three Bedroom End of Terrace Family Home
- West Facing Rear Garden
- 15'9 x 14' 8 Lounge/Diner with Doors Leading to the Garden
- Viewing Highly Recommended
- Popular 'Beaumont Park' Location
- Nestled in a Culdac
- Modern Style Kitchen
- 17'7 Adjacent Garage with Driveway Parking
- 12'09 x 9'01 Master Bedroom with Fitted Wardrobes
- Ground Floor W/C

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A charming end terrace house nestled in the popular 'Beaumont Park' location. This delightful property boasts a spacious 753 sq ft layout, perfect for comfortable living.

A cosy lounge/diner measuring an impressive 15'9 x 14'8, offering ample space for relaxation and entertaining. The large windows flood the room with natural light, creating a warm and inviting atmosphere.

The property features 3 bedrooms, including a generous 12'09 x 9'01 master bedroom complete with fitted wardrobes.

One of the highlights of this home is the west-facing rear garden, ideal for enjoying sunny afternoons and al fresco dining.

The 17'7 adjacent garage with power & light, also provides driveway parking.

Located in a quiet cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of everyday life. Whether you're a first-time buyer or a growing family, this house has something for everyone.

Don't miss out on the opportunity to make this house your home sweet home in Littlehampton. Book a viewing today and start envisioning the wonderful memories you could create in this lovely abode.



Council Tax Band: C

Tenure: Freehold



KITCHEN

14'08 x 15'09

LOUNGE/DINING ROOM

14'08 x 15'09

W/C

6'05 x 2'10

BEDROOM ONE

12'09 x 9'01

BEDROOM TWO

8'11 x 7'11

BEDROOM THREE

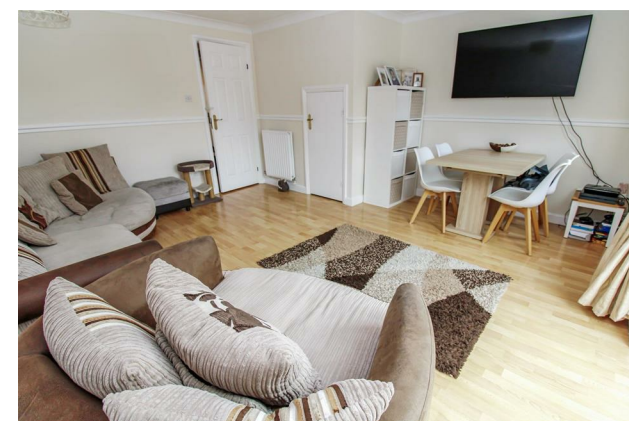
8'11 x 6'06

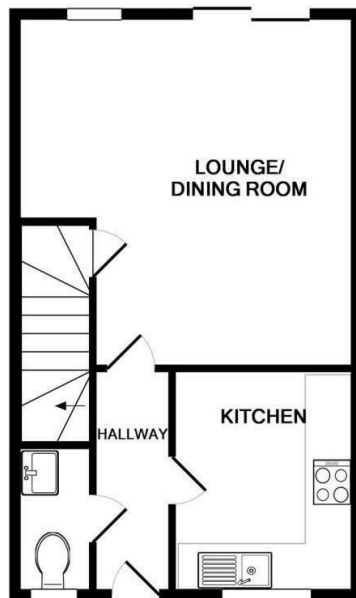
BATHROOM

6'08 x 5'04

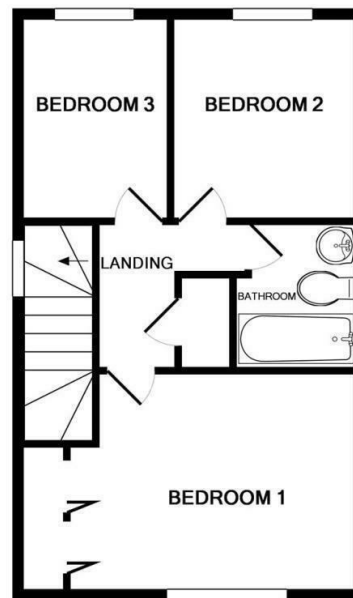
GARAGE

8'05 x 17'7



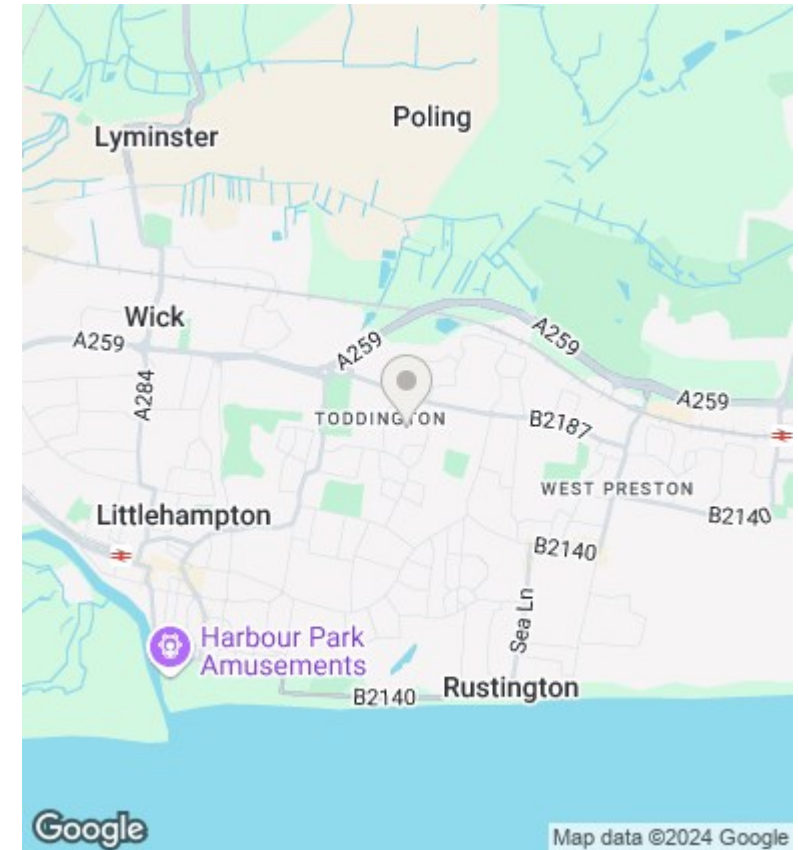


GROUND FLOOR



1ST FLOOR

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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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	70	
(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.