



36 Grove Crescent, Littlehampton, BN17 6AD

£290,000

- Extended End Of Terrace Bungalow
- Two Double Bedrooms
- Close To Bus Route
- Well Presented Throughout
- 15'3 Kitchen/Breakfast Room
- 8'1 Bathroom
- South Easterly Rear Garden
- 12'3 Dining Room
- Close To Local Shops
- Side Access To Property

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Welcome to this charming extended end-of-terrace bungalow, offering a comfortable and well-appointed living space. As you enter, you'll find yourself in a spacious 15'3 kitchen/breakfast room, perfect for both casual meals and entertaining guests. The kitchen boasts ample counter space and storage options, making it a joy for any home chef.

Adjacent to the kitchen is a cosy 12'3 dining room, ideal for enjoying meals with family and friends. This room exudes warmth and invites lingering conversations over delicious food.

The bungalow features two double bedrooms, providing plenty of space for rest and relaxation. Each bedroom offers a peaceful retreat, with ample natural light and room to personalize to your taste.

The 8'1 bathroom is well-appointed and designed for comfort, featuring modern fixtures and fittings. It offers a relaxing space to unwind after a long day.

Conveniently located close to local shops and a bus route, this property offers easy access to amenities and transportation links, ensuring that daily errands and commuting are hassle-free.

Outside, a delightful south-easterly rear garden awaits, providing a tranquil outdoor space to enjoy sunny days and al fresco dining. Additionally, side access to the property enhances convenience and accessibility.

Overall, this bungalow is well-presented throughout, offering a comfortable and inviting living environment for its fortunate occupants. Don't miss the opportunity to make this wonderful property your new home. Schedule a viewing today!



Council Tax Band: B

Tenure: Freehold



LOUNGE

12'1x11'1

DINING ROOM

12'3x10'11

KITCHEN

15'03x9'08

BEDROOM

11'11x10'11

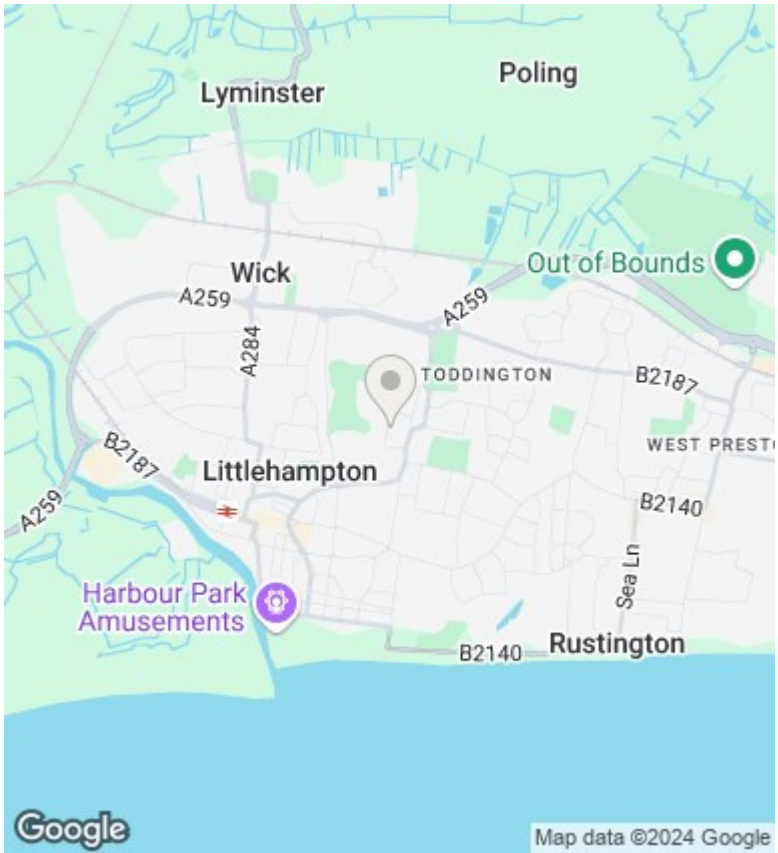
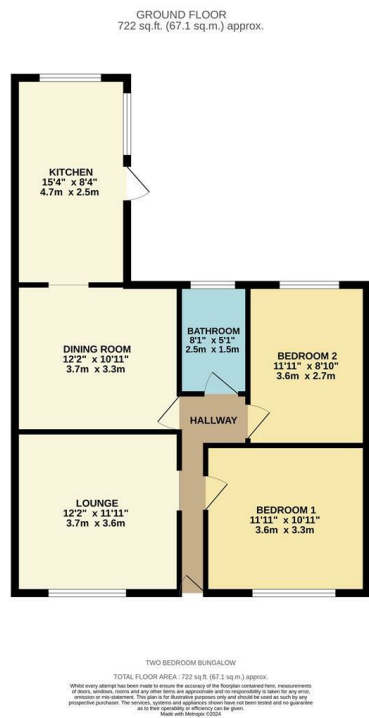
BEDROOM

11'11x8'10

BATHROOM

8'1x5'2





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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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.