



2 The Moorings, Littlehampton, BN17 6RG

£255,000

- Semi Detached Bungalow
- 1 Mile From Rustington Village
- Situated In A Small Tucked Away Cul-De-Sac
- Viewing Highly Recommended
- Popular Beaumont Park Location
- Two Bedrooms
- 0.8 Miles From Mewsbrook Park
- Modern Refitted Kitchen & Shower Room
- South East Well Maintained Rear Garden
- Garage & Driveway

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Welcome to this charming bungalow located in the sought-after area of The Moorings. This delightful property boasts a cosy reception room, two lovely bedrooms to the rear, and a modern shower room.

A beautifully refitted kitchen, ideal for whipping up delicious meals for your loved ones. The property offers a generous 678 sq ft of living space, providing ample room for comfortable living.

One of the highlights of this home is the well-maintained rear garden facing south-east, where you can enjoy the sunshine and relax in a peaceful setting. With parking available for two vehicles and a garage, you'll never have to worry about finding a spot for your car.

Situated in a quiet cul-de-sac within the popular Beaumont Park location, this property offers a tranquil environment while being conveniently located just a mile away from Rustington Village. Whether you're looking for a peaceful retreat or easy access to local amenities, this bungalow has it all.

Don't miss out on the opportunity to make this lovely semi-detached bungalow your new home. Book a viewing today and discover the charm and convenience this property has to offer.



Council Tax Band: B

Tenure: Freehold



Living Room

16'05 x 9'10

Kitchen

12'08 x 5'06

Bathroom

6'10 x 4'01

Bedroom One

12'09 x 8'03

Bedroom Two

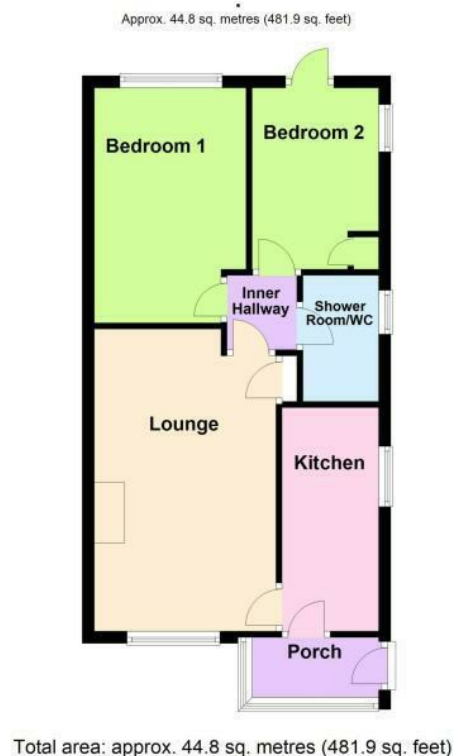
9'11 x 7'01

Garage

Garden

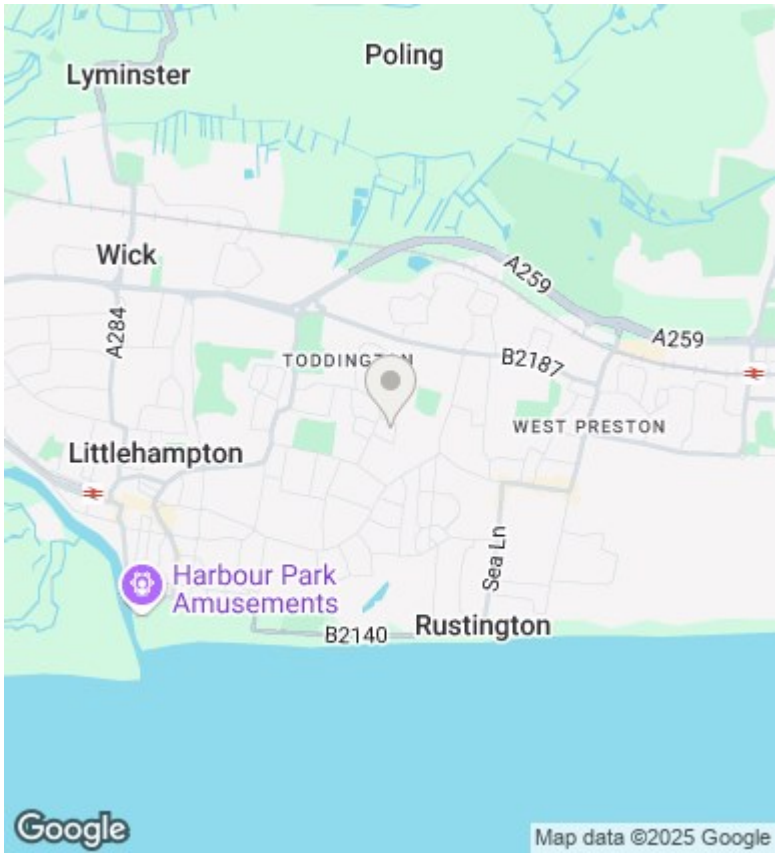
33' x 20





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
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.