



66 Timberleys, Littlehampton, BN17 6QB

£325,000

- Spacious End of Terrace House
- Cul-De-Sac Location
- 16'30 x 12'86 Lounge
- Three Bedrooms
- Popular Residential Location
- Part Covered Decking Area to Rear of House
- Garage in Adjacent Compound
- 15'79 x 10'38 Kitchen/Diner Over Looking Rear Garden
- Chain Free

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Situated in a cul-de-sac within a popular residential location, this well-proportioned three bedroom end of terrace house offers spacious accommodation and is ideal for families, first-time buyers, or investors.

The property features a bright and airy 16'30 x 12'86 lounge, and a generous 15'79 x 10'38 kitchen/diner overlooking the rear garden—perfect for everyday living and entertaining. To the rear, a part-covered decking area provides a versatile outdoor space for relaxing or dining al fresco.

Further benefits include: A garage located in adjacent compound, Three good-sized bedrooms, Private rear garden with decking, and is situated in a sought-after cul-de-sac position

Well located for local amenities, schools, and transport links, this property offers a superb opportunity to acquire a comfortable home in a well-regarded area.

Early viewing is highly recommended.

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Council Tax Band: C

Tenure: Freehold



LOUNGE

16'30 x 12'86

KITCHEN/DINER

15'79 x 10'38

BEDROOM ONE

15'22 x 8'84

BEDROOM TWO

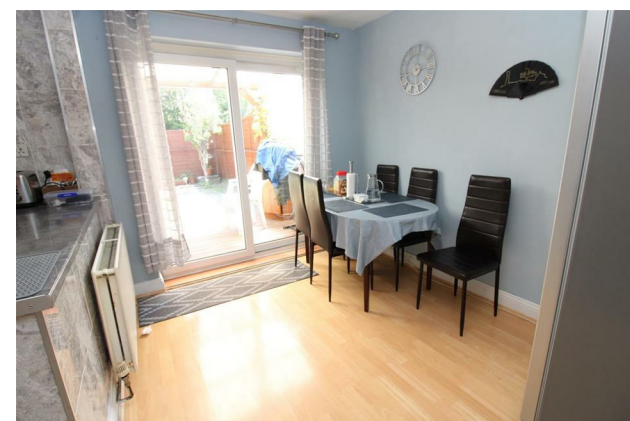
11'64 x 7'29

BEDROOM THREE

12'31 x 6'84

BATHROOM

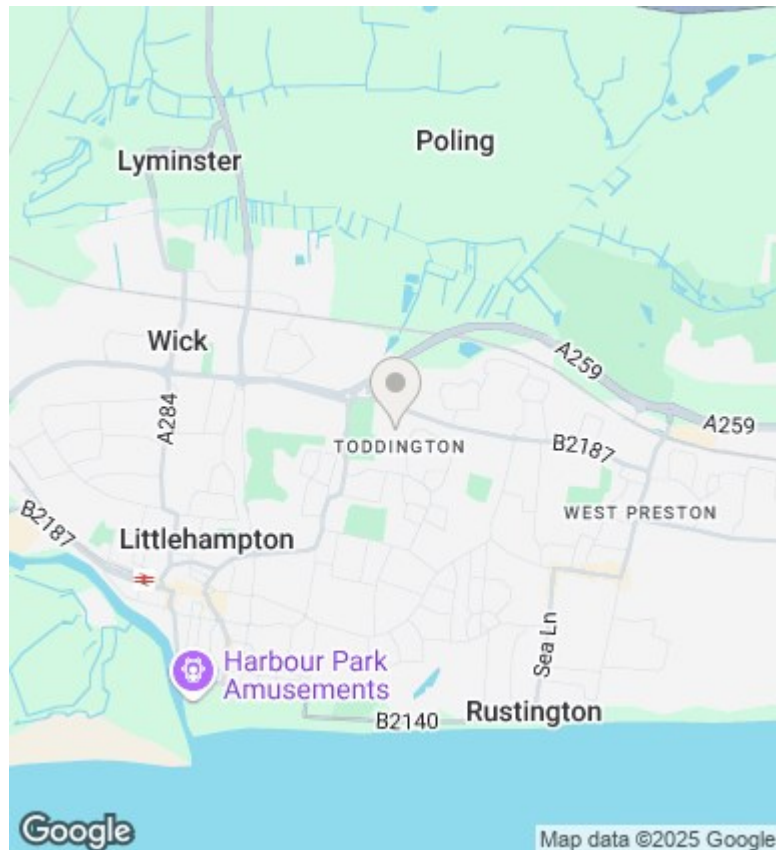
8'30 x 5'64





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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.