













12 Pengelly Gardens, Littlehampton, BN17 7BD

- Beautifully Presented House
- Stunning Dual Aspect Open Plan 27'11 Kitchen/Lounge/Dining Room
- Viewing Recommended to Appreciate Condition of This **Lovely Home**
- Two Double Bedrooms
- Landscaped Rear Garden

£300,000

- Two Allocated Parking Spaces
- Ground Floor Cloakroom

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Step inside and be impressed by the generous 27'11 dual aspect open-plan kitchen/lounge/dining room, perfect for both relaxing and entertaining. The sleek, contemporary kitchen is well-appointed, and the open layout allows natural light to flood through, creating a bright and airy living space.

Upstairs, you'll find two well-proportioned double bedrooms, offering comfort and versatility. A ground floor cloakroom adds convenience, while the stylish family bathroom completes the accommodation.

Outside, enjoy a landscaped rear garden ideal for summer evenings, and benefit from two allocated parking spaces right outside.

This home is presented to an exceptional standard throughout – viewing is highly recommended to fully appreciate the space and condition on offer.









Council Tax Band: C

Tenure: Freehold





KITCHEN/LOUNGE/DINER

27'11" 11'2"

GROUND FLOOR CLOAKROOM

5'35 x 3'20

BEDROOM ONE

14'8 x 12'4

BEDROOM TWO

14'9" x 11'1"

FAMILY BATHROOM

6'9 x 6'7

ESTATE CHARGE

£26.27 per month (subject to annual review).



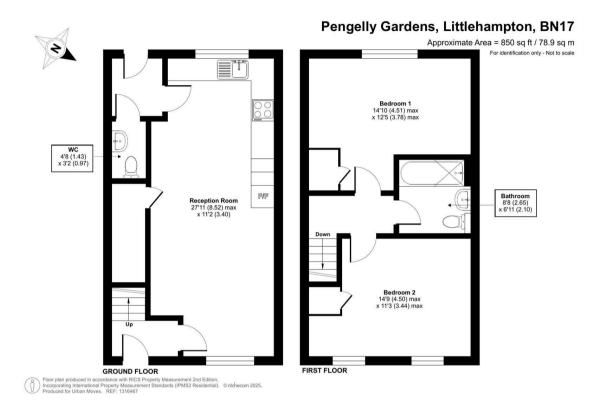






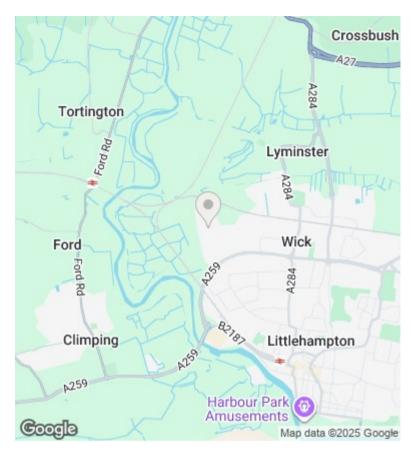


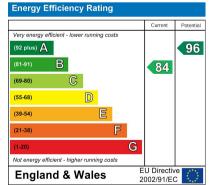




Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East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





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.