



12 Pengelly Gardens, Littlehampton, BN17 7BD

£300,000

- 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
- 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"

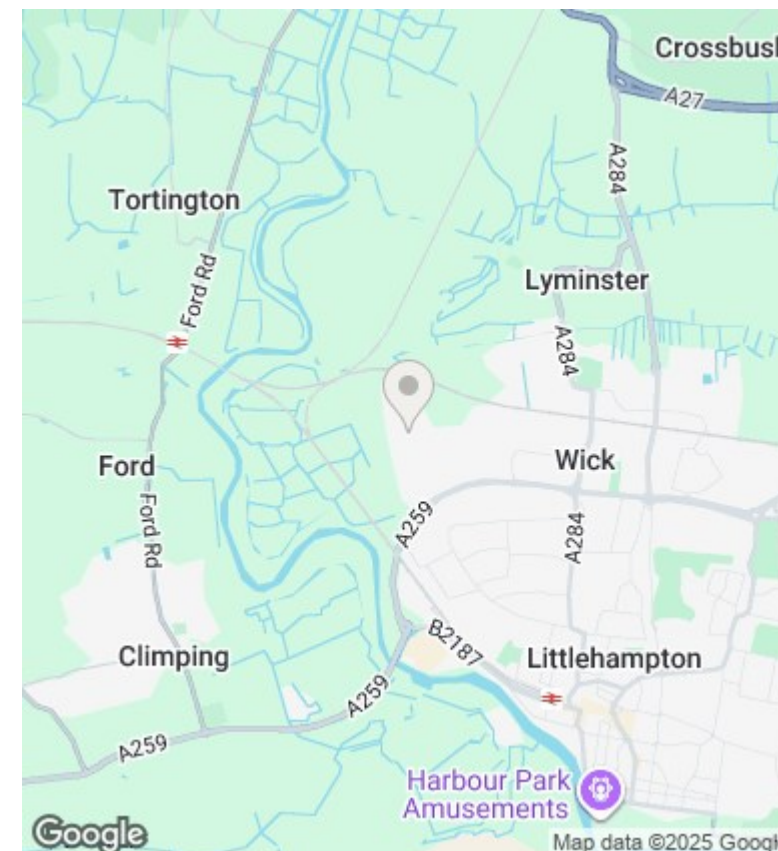
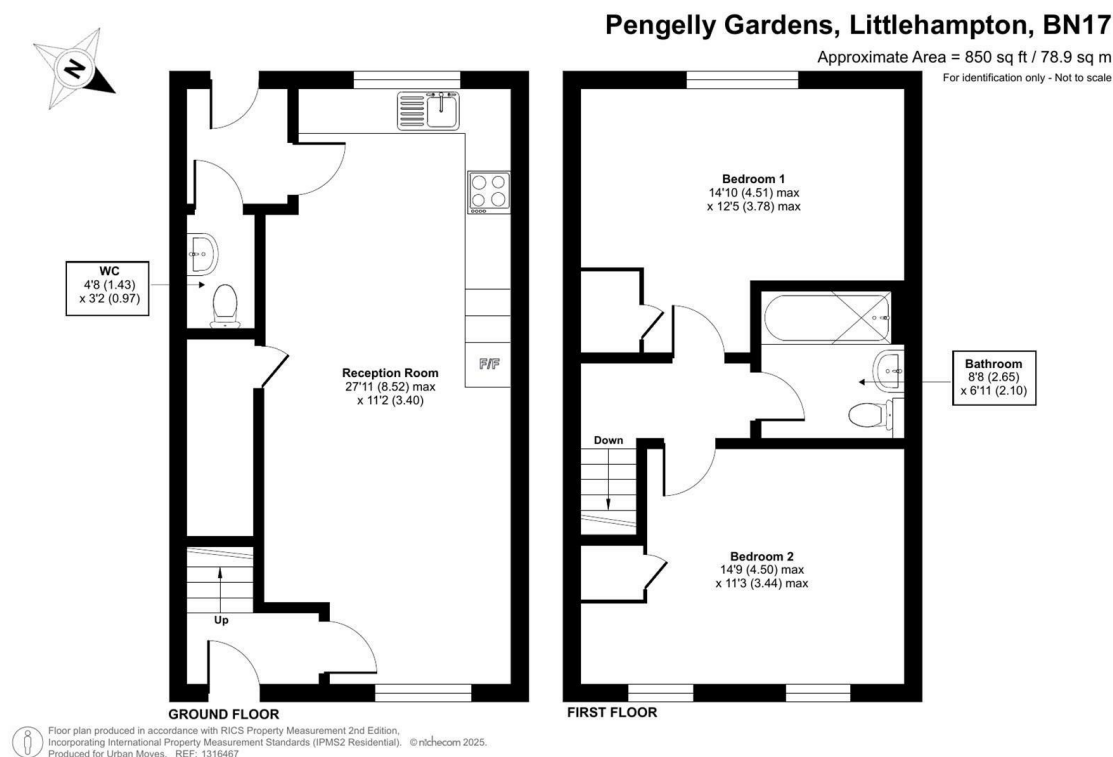
FAMILY BATHROOM

6'9 x 6'7

ESTATE CHARGE

£26.27 per month (subject to annual review).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(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.