

Norfolk Road, LITTLEHAMPTON BN17 5PW



welcome to

Norfolk Road, LITTLEHAMPTON

Fox and Sons are delighted to bring to market this three storey townhouse close to the beach. In brief the property comprises of an open plan lounge/dining room, kitchen/breakfast room, five double bedrooms, shower room, separate w.c and cellar. Additional benefits include a good size rear garden.















Entrance Hall

Lounge

15' 5" into bay x 11' (4.70m into bay x 3.35m)

Dining Room 11' 10" x 10' 6" (3.61m x 3.20m)

Kitchen 13' 1" x 9' 10" (3.99m x 3.00m)

Breakfast Room 11' 10" x 9' 10" (3.61m x 3.00m)

Bedroom One 16' 1" into bay x 15' 9" (4.90m into bay x 4.80m)

Bedroom Two 11' 6" x 10' 6" (3.51m x 3.20m)

Bedroom Three 11' 6" x 9' 10" (3.51m x 3.00m)

Shower Room

Bedroom Four 16' 1" x 13' 9" (4.90m x 4.19m)

Bedroom Five 11' 6" x 10' 6" (3.51m x 3.20m)

W.C

Cellar 11' 10" x 10' 6" (3.61m x 3.20m)

Total floor area 186.0 m² (2,002 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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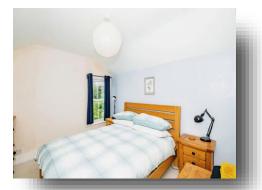
Norfolk Road, LITTLEHAMPTON

- TOWN HOUSE
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN KITCHEN & BREAKFAST ROOM
- FIVE DOUBLE BEDROOMS
- SPACIOUS SHOWER ROOM

Tenure: Freehold EPC Rating: D

offers over

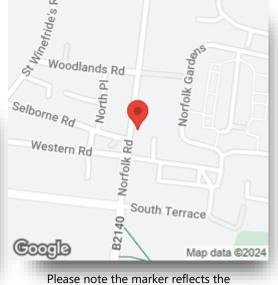
£460,000





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Please note the marker reflects the postcode not the actual property



WWO106684 - 0003

Property Ref:

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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