



Norfolk Road, LITTLEHAMPTON BN17 5PW

welcome to

Norfolk Road, LITTLEHAMPTON

****Guide Price £425,000 - £450,000**** 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.





Cellar

Ground Floor

First Floor

Second Floor

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.

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)

welcome to

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

£425,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/WWO106684



Property Ref:
WWO106684 - 0005

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


fox & sons



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