

Mayflower Meadows Platinum Way, Angmering Littlehampton BN16 4RF



welcome to

Mayflower Meadows Platinum Way, Angmering Littlehampton

- LUXURY VINYL FLOORING TO HALL. KITCHEN/FAMILY ROOM, UTILITIES AND **CLOAKROOMS**
- GLASS SPLASHBACK, INTEGRATED APPLIANCES INCLUDING A FRIDGE **FREEZER**
- SILESTONE KITCHEN WORKTOPS TO 4 **BEDROOM HOMES**
- MIRROR WITH DEMISTER TO BATHROOM & EN-SUITES
- GAS UNDERFLOOR HEATING TO GROUND **FLOOR**

Tenure: Freehold EPC Rating: Exempt

READY TO MOVE INTO NOWThe Lily - A Luxurious four bedroom detached home, one main bathroom with two en suites, study, underfloor heating to ground floor and single garage with off street parking. Finest Quality, Select Locations & Individual Design- The Sigma Difference'



view this property online fox-and-sons.co.uk/Property/CWO110996



Property Ref:

CWO110996 - 0002

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.

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