



Council Tax Band: D
Energy Efficiency Rating: C
Estate Fee: *TBC*



Rustington Office
01903 770095
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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

33 The Poplars, Littlehampton
West Sussex, BN17 6GZ
£385,000 (Freehold)

Glyn-Jones



Offered for sale with the benefit of NO ONWARD CHAIN is this semi-detached two-story house within The Poplars development, with one off street parking space, as well as additional non-allocated parking at the end of a small cul-de-sac.

Constructed by reputable local builders, Hargreaves, this deceptively spacious home boasts accommodation comprising; four bedrooms, one of which is complemented by an en suite shower room, as well as another that spans the garage; a sizeable living room, with French style doors to the rear garden; kitchen/breakfast room; family bathroom; and a ground floor cloakroom.

The aforementioned garden is larger than average, well-enclosed by timber panel fencing, includes a large garden shed, and offers gated pedestrian access from the side. There is also a rear door into the well-sized integral garage, with power and light.

Additional attributes include gas central heating, double glazing, ample built-in storage in bedrooms and loft, plus optionality to extend (subject to normal planning consent).



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The Poplars is conveniently situated for ease of access to the A259, as well as being equidistant to the village centre of Rustington, with its comprehensive array of shops and restaurants, and the town centre of Littlehampton, with its busy shopping precinct and range of seaside attractions (approx. 1.5 miles distance).

Notably, the location falls within catchment to the popular Summerlea CP School, as well as being within very close proximity to a useful convenience store/fuel station. The renowned 700 bus route also stops within 250 meters of the property, plus two mainline railway stations (Angmering and Littlehampton) can be found within an approximate 2-mile radius.



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