



## Dingley Road, Littlehampton

Asking Price  
**£299,950**  
Freehold

- Mid-Terraced House
- Two Double Bedrooms
- Garage in Compound
- NO FORWARD CHAIN
- EPC - AWAITING
- Lounge / Diner
- Good Sized Rear Garden
- Close to Amenities
- Freehold
- Council Tax - C

Robert Luff & co are pleased to present this two double bedroom terrace house located in Rustington in need of modernisation. The property would make an ideal first home, offers fantastic living space, garden and a garage too. It is positioned close to local schools, schools, parks and transport links and is being offered with no ongoing chain.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Porch

Part obscured double glazed front door with double glazed window to side, storage cupboard housing wall mounted fuse box.

### Entrance Hall

Part obscured double glazed door, storage cupboard under stairs housing gas meter.

### Kitchen 12'11" x 8'8" (3.96 x 2.65)

Measurements to include built in units. Range of matching floor and wall units with inset stainless steel sink, free standing cooker with gas hob, space and plumbing for washing machine, double glazed window to front, tiled splash backs, tiled floor.

### Lounge / Diner 15'1" x 12'2" (4.6 x 3.72)

Full height double glazed french doors to garden, double glazed window to rear, two radiators, wood effect flooring.

### W/C

Low level W.C, vanity unit with storage below and wash hand basin above, obscured double glazed window to front, tiled floor.

### First Floor Landing

Loft access with pull down ladder, storage cupboard offering shelving and housing hot water tank.

### Bedroom One 14'8" x 9'3" (4.49 x 2.84)

Measurements to exclude built in cupboard, two radiators, two double glazed windows to rear.

### Bedroom Two 14'1" x 8'10" (4.31 x 2.71)

Measurements to include built in cupboards, double glazed window to front, radiator.

### Bathroom

White bathroom suite, pvc panelled bath with electric shower and glass screen over, pedestal wash hand basin, low level W.C, part tiled walls, heated towel rail, part tiled walls, obscured double glazed window to front.

### Rear Garden

Mainly laid to patio, range of shrubs and trees, fenced surround, greenhouse.

### Garage

Located in compound accessed from Dingley Road, up and over main door, pre fab construction.



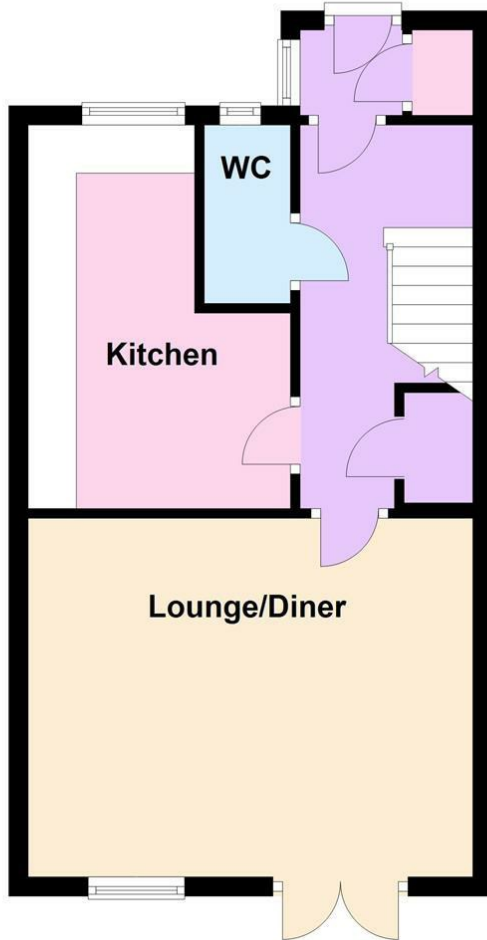
2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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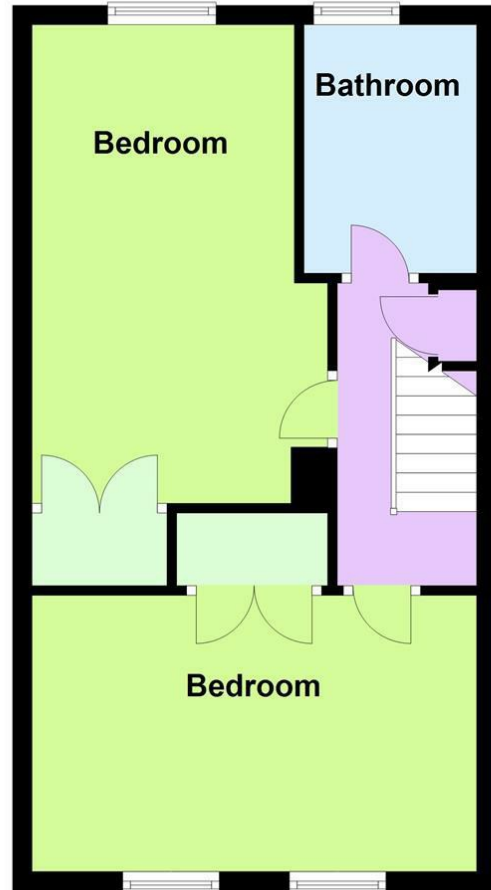
## Ground Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



## First Floor

Approx. 40.5 sq. metres (435.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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