

SUMMARY

Detached House

Three Double Bedrooms

Dining Room/Bedroom Four
on ground floor

South Facing Garden

Driveway

Conservatory

Two Reception Rooms

Large Lounge/Diner

Council Tax Band - E



Location & Description

Robert Luff & Co are pleased to present this three/four bedroom detached house positioned in a popular part of Littlehampton. The property benefits three double bedrooms and bathroom on the first floor and a further ground floor bedroom/dining room, shower room and utility room. It is located close to local schools, shops and transport links and only a short walk to the town centre. Internal viewing is highly recommended.





ACCOMMODATION

Entrance Hall

Entrance porch with double glazed window to side and wooden front door, internal wooden and glazed front door, two double glazed windows to front and side, wooden flooring, stairs to first floor.

W.C

Low-level w.c, wall hand basin with mixer tap over, obscured double glazed window to side, tiled floors and part tiled walls.

Lounge 25' 8" x 12' 6" (7.83m x 3.80m)

South facing, large double glazed window to rear, two radiators, double glazed double doors to Conservatory

Conservatory 14' 5" x 12' 0" (4.39m x 3.65m)

Double glazed and brick construction, wood flooring, double glazed roof lantern, uPVC double glazed, double doors, to garden.

Door from Entrance Hall to:

Kitchen 15' 1" x 10' 9" (4.60m x 3.27m)

Range of matching floor and wall units with built in dishwasher, integrated fridge/freezer, built in range oven with extractor over, inset stainless steel sink with mixer tap over, granite and quartz worktops, real wood flooring, double glazed window to front, radiator, smooth ceiling with spotlights, opening to:

Inner Hallway

Door to:

Dining Room/Bedroom Four 8' 11" x 8' 8" (2.73m x 2.64m)

Double glazed window to front, vertical radiator, store cupboard offering hanging and shelving space.

Door from Inner Hall to:

Utility Room 10' 8" x 5' 2" widening to 8'5" (3.26m x 1.57m widening to 2.57m)

Wall mounted boiler, double glazed window to rear, part obscured double glazed door to garden, stainless steel sink with mixer tap, range of storage cupboards, space and plumbing for washing machine and tumble dryer.

Shower Room

White bathroom suite, shower cubicle with thermostatic shower and glass screen over, pedestal hand basin with mixer tap over, tiled walls and floor, heated towel rail, extractor fan.

Stairs from Entrance hall to:

First Floor Landing

Storage cupboard, loft access, double glazed window to side.

Bedroom One 14' 4" x 12' 5" (4.36m x 3.79m)

Measurements to exclude built in storage. Built in storage cupboard, double glazed window to rear, radiator.

Bedroom Two 12' 5" x 10' 11" (3.79m x 3.33m)

Two double glazed windows to rear and side, radiator, storage cupboard.

Bedroom Three 11' 2" x 10' 11" (3.41m x 3.34m)

Measurements to exclude built in storage. Built in storage cupboard, two double glazed window to side and front, radiator.

Bathroom 9' 3" x 7' 1" (2.81m x 2.15m)

White bathroom suite, PVC panelled bath with mixer tap over, shower cubicle with glass screen and power shower over, low-level W.C, wall mounted hand basin with mixer tap over, obscured double glazed window to front, heated towel rail, tiled flooring with underfloor heating, part tiled walls.

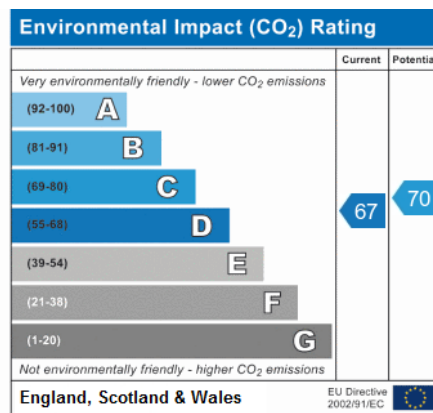
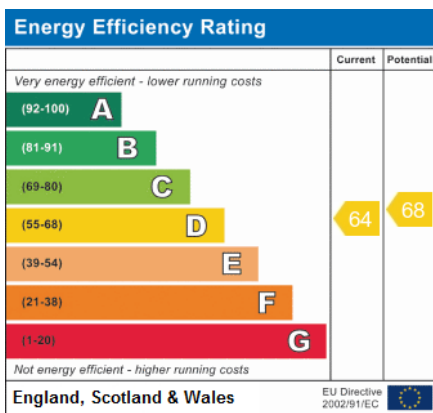
Front Garden

Off road parking for multiple cars, slate shingle drive, low-level retaining wall with raised flower beds, flower and shrub borders, access to workshop from front.

Rear Garden

South facing, part lawned, part paved, feature pond and orchard style area, side access via workshop, greenhouse, fenced surround flower and shrub borders.





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FLOORPLAN

Ground Floor

Approx. 116.9 sq. metres (1258.8 sq. feet)



First Floor

Approx. 70.8 sq. metres (761.8 sq. feet)



Total area: approx. 187.7 sq. metres (2020.6 sq. feet)

Agents Note

Potential buyers/tenants should be made aware that the measurements provided are for general guidance only and cannot be relied upon. We advise measurements are taken by you before ordering any carpets/furniture.

Whilst we try and make our property details fair, accurate and reliable they are only a general guide to the property and ask that if you have any questions regarding the property you contact us where we will be happy to answer but advise you to arrange a viewing for you to independently verify.

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