



18 Carvel Way, Littlehampton, BN17 6RJ £350,000

- Three Bedroom Link Detached House
- Master Bedroom With En-Suite Shower Room
- Westerly Rear Garden
- Viewing Highly Recommended
- Located In Popular Beaumont Park Area
- Driveway Parking & Garage with Personal Door From Garden
- Ground Floor Cloakroom
- 15'1 Lounge
- Favoured East/West Aspect
- Ideally Located Between Rustington & Littlehampton Centres

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Situated within the ever-popular Beaumont Park development, this well-presented three-bedroom link-detached home offers spacious and practical accommodation. Ideally positioned between Rustington Village and Littlehampton, the property enjoys easy access to a wide range of local amenities, schools, transport links and the nearby seafront.

The ground floor features a welcoming lounge/diner, a fitted kitchen, a convenient cloakroom and excellent living space for everyday family life. Upstairs, the generous master bedroom benefits from its own en-suite shower room, complemented by two further bedrooms and a family bathroom.

Outside, the property enjoys a favoured east/west aspect with a private westerly rear garden, ideal for making the most of the afternoon and evening sunshine. A driveway provides off-road parking and leads to the garage, which also benefits from a personal door providing direct access from the garden.



Council Tax Band: D

Tenure: Freehold



LOUNGE

15'1x11'9

DINING AREA

10'0x7'4

KITCHEN

9'4x7'0

BEDROOM 1

11'5x7'8

EN-SUITE

6'2x2'9

BEDROOM 2

10'0x8'4

BEDROOM 3

6'7x6'0

BATHROOM

6'7x6'0

GARAGE

16'89 x 9'07

GROUND FLOOR

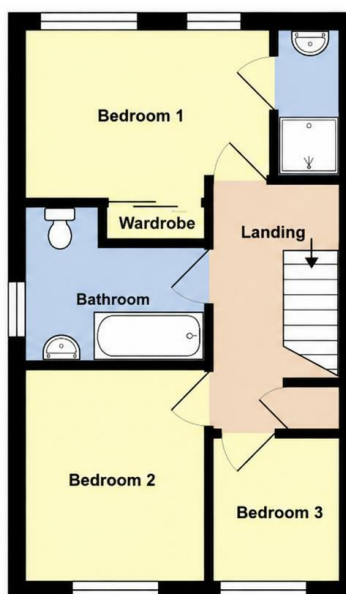
CLOAKROOM

5'84 x 2'84

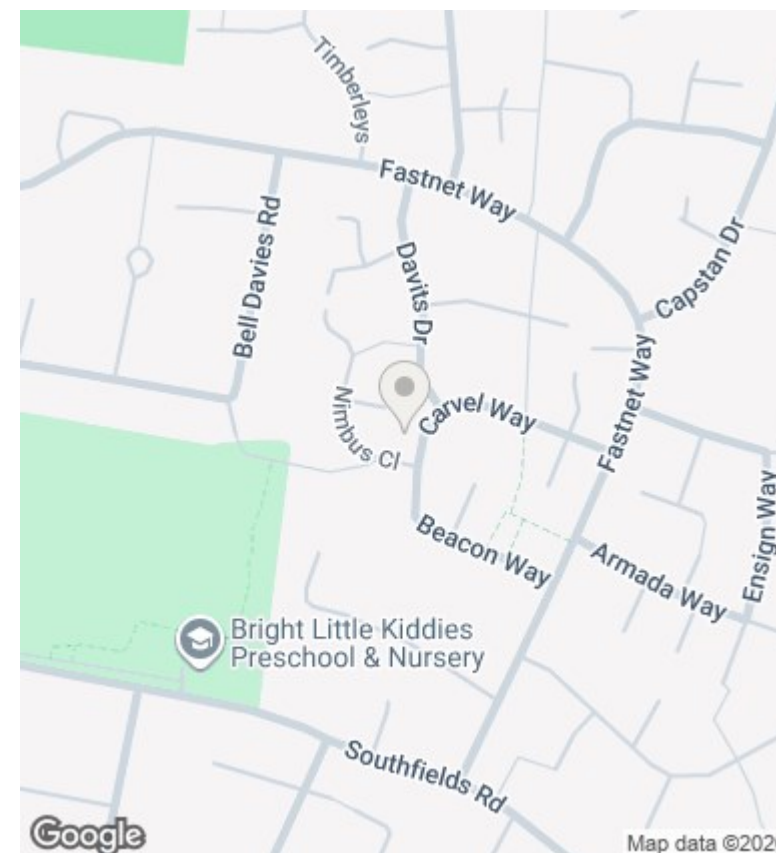




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.