



## 13 Grove Crescent, Littlehampton, BN17 6AD

£270,000

- Well-Presented Bungalow
- 11'10 Lounge Overlooking Gardens
- Newly Redecorated
- Chain Free
- Two Double Bedrooms
- Good Sized WEST FACING Rear Garden
- Newly Recarpeted
- Modern 11'11 x 8'10 Kitchen Leading onto 9'7" x 7'4" Sun Room
- Favoured East/West Aspect
- Viewing Highly Recommended To Appreciate Condition

# 13 Grove Crescent, Littlehampton BN17 6AD

This chain free, well-presented bungalow offers comfortable and well-proportioned accommodation throughout and is ideal for those seeking a light, low-maintenance home.

The property features two good-sized double bedrooms and an inviting lounge, enjoying pleasant views over the garden. The modern kitchen is thoughtfully designed and leads through to a bright sun room, providing an excellent additional living space with a lovely connection to the outdoors.

Externally, the property benefits from a good-sized west-facing rear garden, perfect for enjoying afternoon and evening sunshine, complemented by a favoured east/west aspect that allows natural light to flow throughout the day.

Recently redecorated and newly recarpeted, the bungalow is presented in good condition and ready for immediate occupation. Offered chain free, this home represents a fantastic opportunity. Viewing is highly recommended to fully appreciate the condition and setting of this property.



Council Tax Band: B

Tenure: Freehold



## LOUNGE

11'10" x 10'11"

## KITCHEN

11'11" x 8'10"

## CONSERVATORY

9'7" x 7'4"

## BEDROOM ONE

10'8" x 10'1" Excluding  
depth of wardrobe

## BEDROOM TWO

11'10" x 10'11"

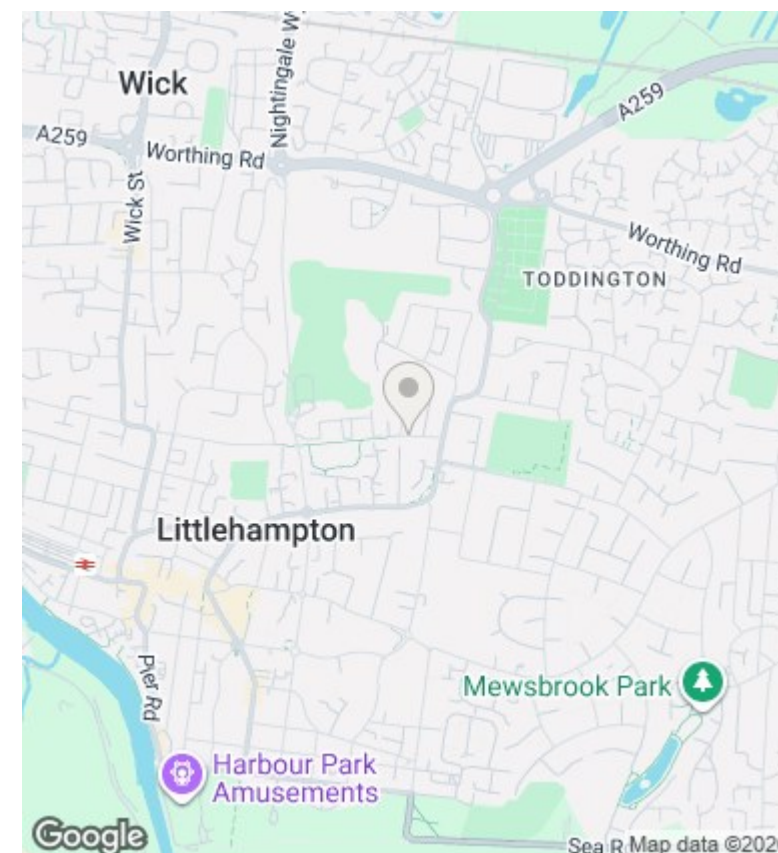
## BATHROOM

8'1" x 5'2"

## EPC RATING

D





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>65</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 |           |

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.