



1 Grooms Close, Littlehampton, BN16 4FA
£2,200 Per Calendar Month

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Estate and letting agents



A beautifully presented four bedroom Detached House forming part of the Bramley Green Estate and with a pleasant outlook over green open space.


This property has been the subject of complete redecoration and is presented in excellent order, providing spacious accommodation in a great location with new floor coverings and a fabulous well fitted kitchen with central island and range of hi-gloss units with integrated appliances. The accommodation comprises of a large open plan hallway with separate dining area, ground floor cloakroom, south facing lounge with wood burner and bay window, stairs to first floor gallery landing and access four bedrooms, one with en suite shower room plus fully tiled family bathroom with bath and shower. Outside there is a walled and secluded rear garden with side door access to the garage. The house benefits from a full gas central heating system and modern black framed double glazed windows. Epc C Council Tax F

- 4 Bedroom Detached House
- Superbly Presented Throughtout
- Freshly Decorated and New Floor Coverings
- En Suite Shower Room plus Family Bathroom
- Luxury Fitted Kitchen with Central Island
- Wood Flooring to Kitchen and Dining Area
- GF Cloakroom. Garage.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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