



Viburnum Chase, Angmering, Littlehampton, BN16

Guide Price **£375,000**



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Mid Terrace House
- Three Bedrooms
- Modern Fitted Kitchen
- West Facing Lounge
- West Facing Rear Garden
- Ground Floor WC
- Family Bathroom & En Suite Shower Room
- Two Allocated Parking Spaces
- Well Presented House
- Bus Routes Nearby

We are delighted to offer to the market a very well presented mid terrace house. The property offers three bedrooms, modern fitted kitchen/ breakfast room, west facing lounge, bathroom and en suite bathroom. The property benefits from a west facing rear garden and two allocated parking spaces.





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INTERNAL

The front door opens into a welcoming entrance hall, offering access to a ground floor WC, a useful storage cupboard, and a door leading into the modern kitchen/breakfast room. This stylish space features sleek white units, integrated appliances, a sink and drainer, and ample room for a dining table and chairs. A further door opens into the west-facing lounge, a bright and comfortable space with double doors that lead directly out to the rear garden, perfect for enjoying afternoon sun. Upstairs, the first floor hosts three bedrooms, including a generous primary bedroom complete with built-in wardrobes and a private en suite shower room. The family bathroom is well-appointed with a bath, shower attachment, wash hand basin, and WC.

EXTERNAL

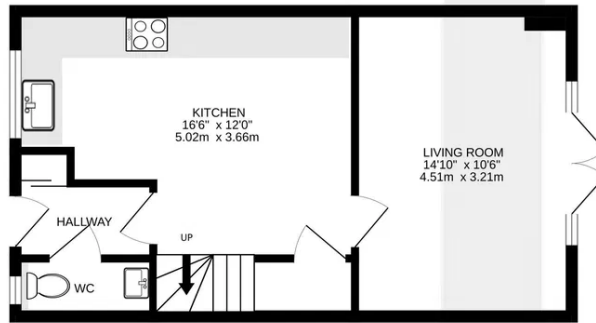
The property enjoys a private west-facing rear garden, mainly laid to patio and complemented by a lawned area, ideal for outdoor dining or relaxing in the sunshine. A rear timber gate provides convenient side access. Additionally, the property benefits from two allocated parking spaces, offering ease and practicality for residents and visitors alike.

SITUATED

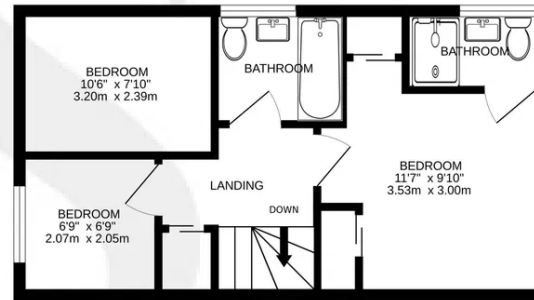
The property is located within the sought-after Cresswell Park Estate, tucked away on a quiet road offering a peaceful residential setting. Just a short walk away is a nearby park featuring open green space, a children's play area, and tranquil pathways—ideal for family outings or leisurely strolls. For commuters, Angmering Railway Station is conveniently situated only 1.1 miles away, with regular bus services available nearby on Roundstone Lane.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 686sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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