



## 18 Genoa Close, Littlehampton, BN17 6SE

£375,000

- Three Bedroom Link Detached House
- Popular Beaumont Park Location
- 15'1 South Facing Lounge
- Close To Bus Routes & Transport Links
- Annexe Suitable For Dependent Relative
- Master Bedroom With En Suite Shower Room
- Flexible Accommodation
- Annexe With Bedroom, Shower Room & Lounge With French Doors To Garden
- 14'7 Kitchen/Dining Room
- Driveway Parking

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Three bedroom link-detached house offering flexible accommodation and the added benefit of a self-contained annexe, ideal for a dependent relative or multi-generational living.

Located in the popular Beaumont Park area, the main house features a 15'1 south-facing lounge providing a bright and welcoming living space, along with a generous 14'7 kitchen/dining room to the rear, perfect for everyday family life and entertaining. The master bedroom benefits from an ensuite shower room, complemented by two further bedrooms and a family bathroom.

The annexe offers excellent independent living potential, comprising a bedroom, shower room and lounge, with French doors opening directly onto the garden, creating a light and private retreat.

Externally, the property benefits from driveway parking and a pleasant garden space. Ideally positioned close to bus routes and transport links, this home combines convenience with versatile living options, making it an excellent choice for families seeking adaptable accommodation in a sought-after location.



Council Tax Band:

Tenure: Freehold



**KITCHEN/DINER**

14'7 x 11'3

**LOUNGE**

15'1 x 11'4

**ANNEXE ROOM**

18'6 x 18'4

**ANNEXE BEDROOM**

9'4 x 8'2

**ANNEXE ENSUITE**

6'8 x 5'3

**BEDROOM ONE**

11'5 x 7'8

**ENSUITE**

7'7 x 2'9

**BEDROOM TWO**

9'6 x 8'5

**BEDROOM THREE**

6'8 x 6'3

**FAMILY BATHROOM**

8 x 4'7

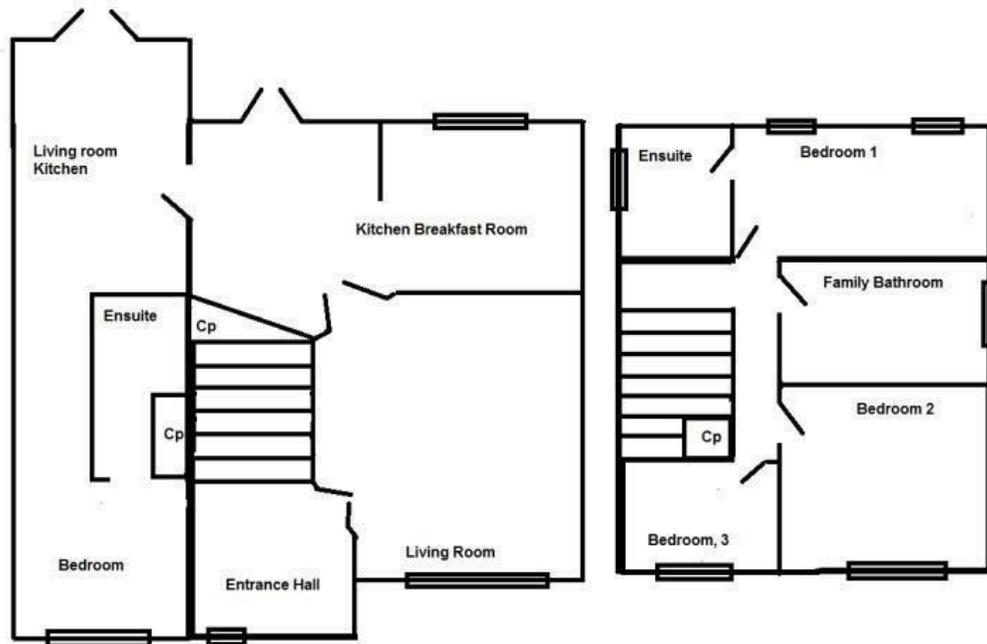
**ANNEXE COUNCIL TAX**

BAND- A

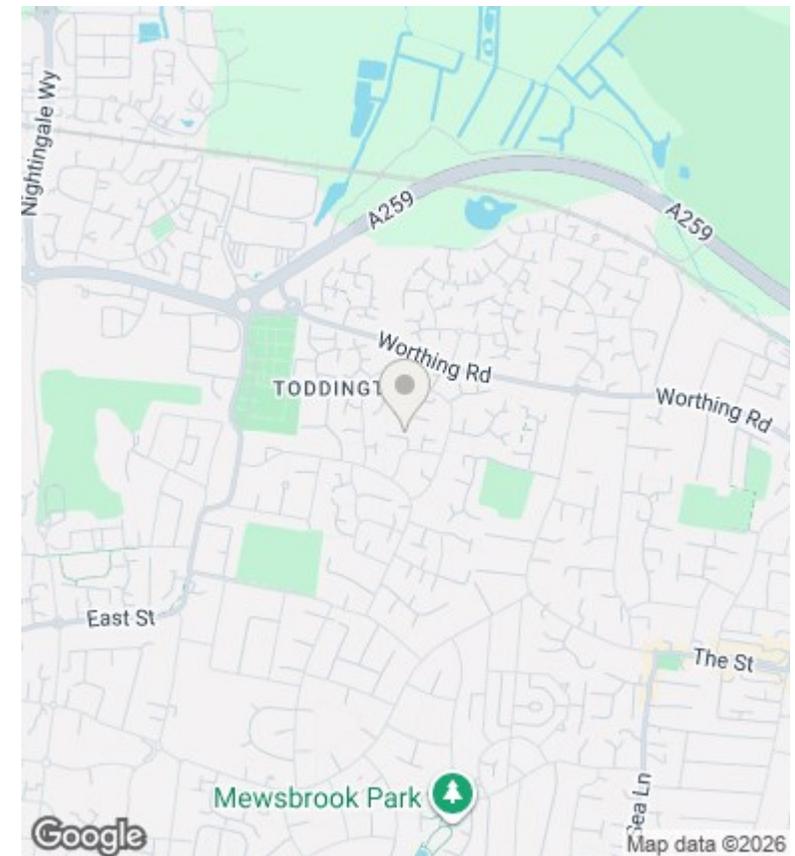
**MAIN HOUSE COUNCIL TAX**

BAND- C





This floor plan is not drawn to scale and for guidance purposes.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	75	80
<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.