



10 Humber Close, Littlehampton, BN17 6RB £475,000

- Superb Detached Bungalow In Favoured South Beaumont Location
- Three Bedrooms
- 13'6 Kitchen with Far Reaching Views Over Golf Course Towards the Sea
- Chain Free
- Generous Plot With Feature South Facing Rear Garden
- 20'3x16'8 Lounge/Dining Room Overlooking Rear Garden
- Viewing Highly Recommended To Appreciate Property & Plot
- Extensive Driveway Parking With Double Garage With Electric Door
- Corner Position Within Cul-De-Sac
- Vacant Possession

10 Humber Close, Littlehampton BN17 6RB

Superb Detached Bungalow | South Beaumont | Generous Plot | Double Garage | Chain Free

A superb three-bedroom detached bungalow occupying a generous corner plot in a highly favoured South Beaumont location. Offering excellent potential and an enviable position within a quiet cul-de-sac, this attractive property benefits from extensive driveway parking, a double garage with electric door and a feature south-facing rear garden.

The well-proportioned accommodation includes a particularly impressive 20'3 x 16'8 lounge/dining room, enjoying a lovely outlook over the rear garden and providing an excellent space for both relaxing and entertaining. The 13'6 kitchen is another highlight, with far-reaching views across the golf course and towards the sea.

There are three bedrooms, complemented by the generous outdoor space and excellent parking provisions. The corner position gives the property a lovely sense of space, while the south-facing rear garden provides a wonderful area to enjoy the sunshine throughout the day.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a detached bungalow in one of the area's most sought-after locations.

Viewing is highly recommended to fully appreciate the property, plot and superb position.



Council Tax Band: E

Tenure: Freehold



LOUNGE/DINING ROOM

20'4 x 16'10

L-Shaped

KITCHEN

13'8 x 8'6

BEDROOM 1

14'7 x 10'10

BEDROOM 2

14'7 x 8'6

BEDROOM 3

10'9 x 8

SHOWER ROOM

8'6 x 5'3

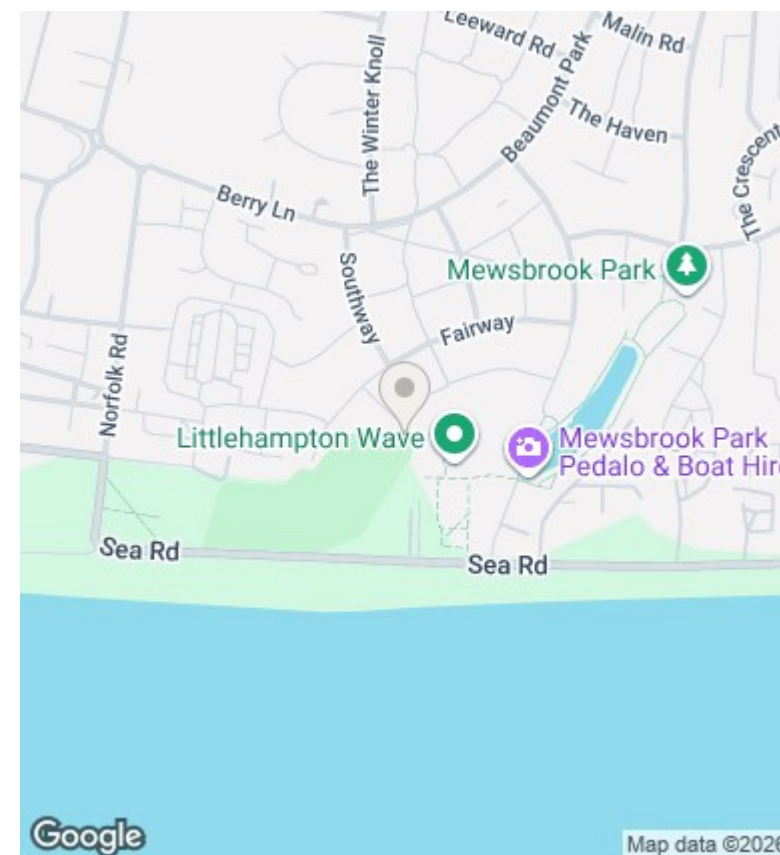
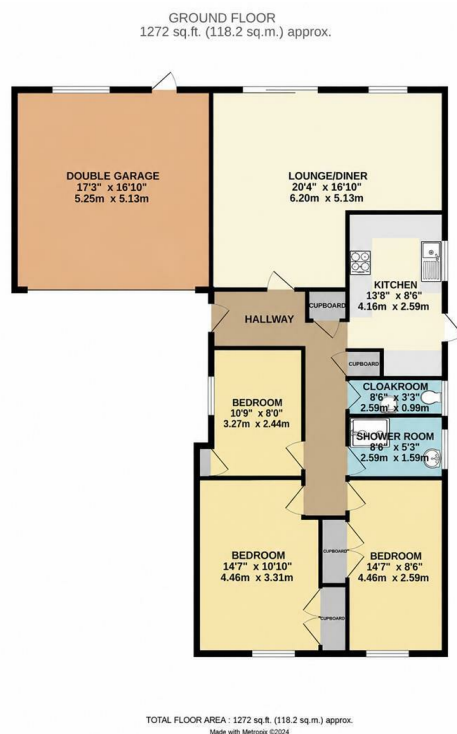
ADDITIONAL W/C

8'6 x 3'3

DOUBLE GARAGE

17'3 x 16'10





Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.