



22 Timberleys, Littlehampton, BN17 6QB

Offers Over £265,000

- Spacious Townhouse
- Integral Garage
- Landscaped Rear Garden
- Viewing Recommended to Appreciate Potential of This Home
- Three Bedrooms
- Driveway Parking
- New Flat Roof Installed in 2023
- Flexible Accommodation Spread Over Three Floors
- 23'11 Lounge/Dining Room
- Approximately 1.1 Miles from Rustington Village & Amenities

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A spacious and versatile three-bedroom townhouse offering flexible accommodation arranged over three floors, ideally situated approximately 1.1 miles from the amenities and shops of Rustington Village & 1.2 miles from Littlehampton Town Centre

This well-proportioned home features a superb first floor 23'11 lounge/dining room, providing an excellent space for both relaxing and entertaining, whilst the adaptable layout offers potential to suit a variety of lifestyles, including family living or working from home.

Further benefits include an integral garage, driveway parking, and a landscaped rear garden designed for enjoyment. The property has also benefitted from a new flat roof installed in 2023, offering added peace of mind for prospective purchasers.

Offering generous accommodation throughout and excellent potential, this appealing home is worthy of an internal viewing to fully appreciate all that it has to offer.



Council Tax Band: B

Tenure: Freehold



Integral Garage

17' x 12'5"

Kitchen

12'3" x 7'8"

Lounge/Diner

23'1" x 12'3"

Bedroom 1

12'3" x 11'8"

Bedroom 2

12'3" x 7'8"

Bedroom 3/Garden Room

12'3" x 8'4"

Bathroom

7'4" x 5'1"

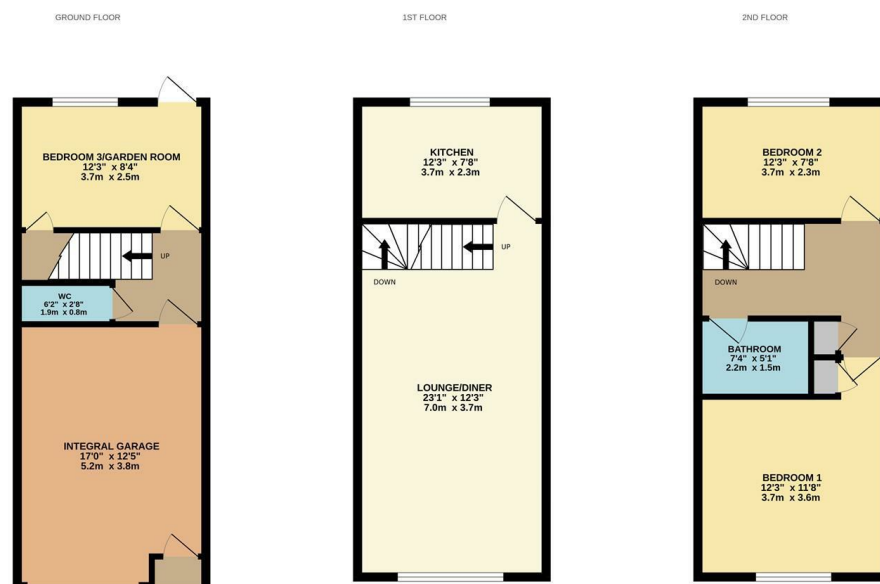
WC

6'2" x 2'8"

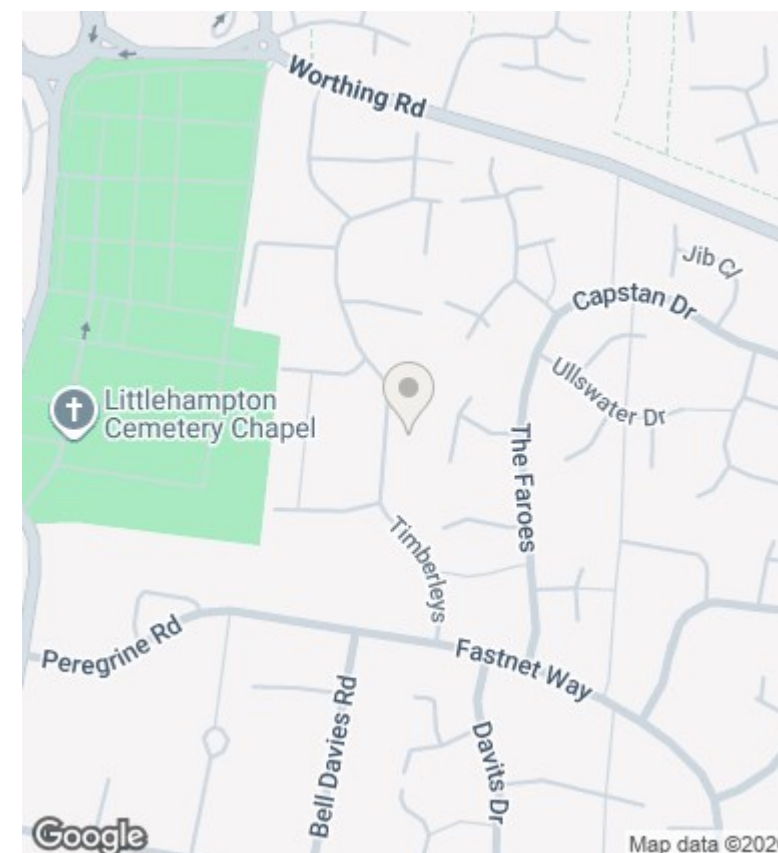
Heating

The property is currently heated via electric, however we're advised that a gas supply is installed within the building which is currently capped.





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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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		
56 80		
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.