



10 Beaton Avenue, Wick, Littlehampton, BN17 7SL £370,000

- Beautifully Presented Modern Townhouse
- Benefitting from EV Charging Point & Owned Solar Panels
- 14 x 13'10 Master Suite with Stylish En Suite & Fitted Wardrobes
- Viewing is Highly Recommended to Appreciate Flexible Space & Quality of This Home
- Three/Four Bedrooms
- South Facing Land Scaped Rear Garden
- Ground Floor WC with Utility Room
- Two Allocated Parking Spaces Directly Infront of Property
- Feature 21'8 x 14ft Kitchen/Lounge/Dining Room
- Chain Free

10 Beaton Avenue, Littlehampton BN17 7SL

This beautifully presented modern townhouse offers stylish and versatile accommodation arranged over three floors, with high-quality finishes throughout and a flexible layout ideal for modern family living.

The impressive 21'8 x 14' kitchen/lounge/dining room provides a superb sociable space, combining a contemporary kitchen with generous areas for both dining and relaxing. Opening onto a south-facing landscaped rear garden, providing an attractive and private space for relaxing and entertaining. The ground floor accommodation is completed by a useful utility room and WC.

The first-floor south-facing lounge is a bright and versatile space, enjoying plenty of natural light and a Juliet balcony overlooking the rear garden. With excellent proportions, this room could equally be used as a second bedroom. The spacious 14' x 13'10 master suite is a particular highlight, featuring fitted wardrobes and a stylish en suite shower room. There are a further two/three bedrooms, offering excellent flexibility for family, guests or home working.

To the front are two allocated parking spaces directly in front of the property, together with an EV charging point. The property also benefits from owned solar panels, providing an excellent modern addition.

Chain Free. Viewing is highly recommended to fully appreciate the quality, flexible accommodation and superb features this impressive home has to offer.



Council Tax Band: D

Tenure: Freehold



KITCHEN/LOUNGE/DINER

21'8 x 14

UTILITY ROOM & GROUND
FLOOR WC

6'3 x 5'4

FIRST FLOOR

LOUNGE/BEDROOM TWO

14 x 13'10

FAMILY BATHROOM

6'11 x 6'4

BEDROOM ONE

14 x 13'10

ENSUITE

7'6 x 4'11

BEDROOM TWO

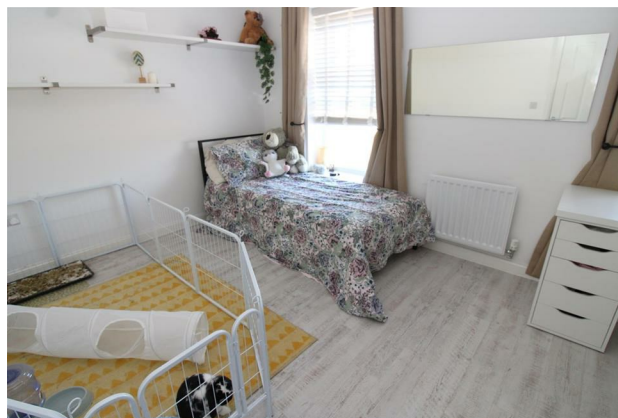
14 x 9'3

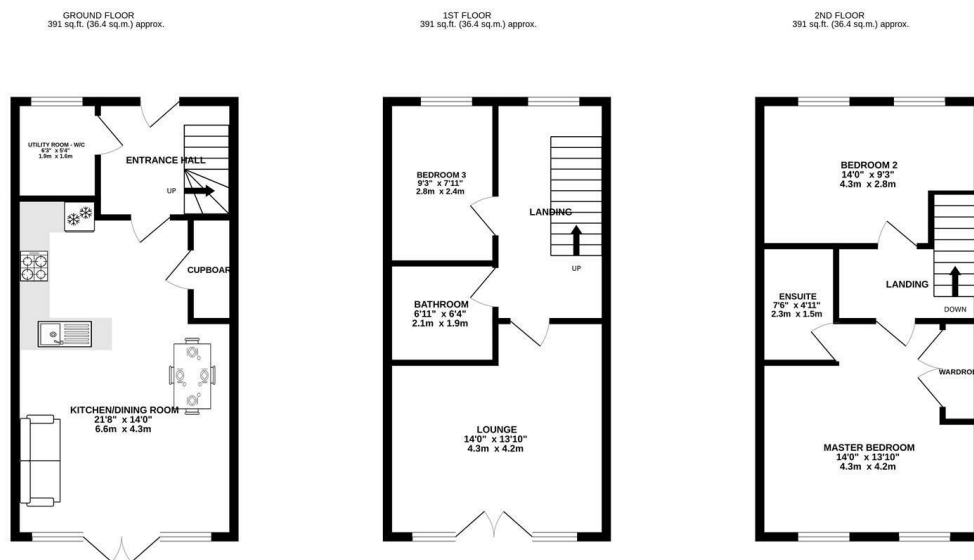
BEDROOM THREE

9'3 x 7'11

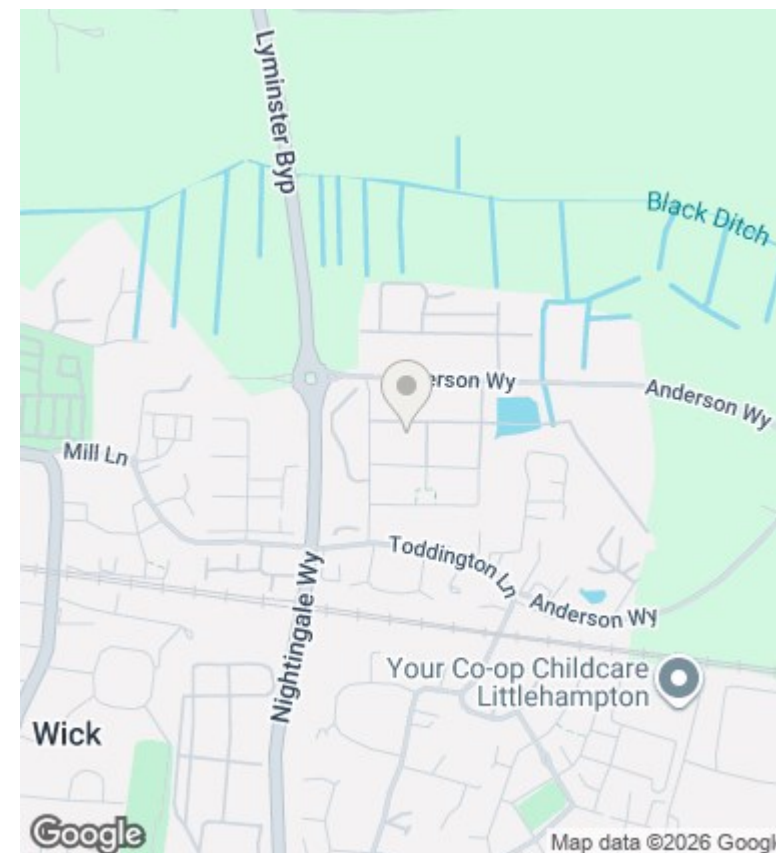
ESTATE FEE

Approx £380 PA





THREE BEDROOM TOWN HOUSE
TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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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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 restuarants 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	87	
(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.