



15 Ullswater Drive, Littlehampton, BN17 6SS

£335,000

- Well Presented Three Bedroom Semi-Detached House
- 13'1 Conservatory
- Popular Beaumont Park Location
- Viewing Highly Recommended
- Stunning 'Wren' Refitted Kitchen
- Tandem Length Driveway & Garage
- Ground Floor Cloakroom
- 15'2x14'8 Lounge/Diner
- Garage With Personal Door To Garden
- Vendor Suited To Chain Free Property

Situated in the highly sought-after Beaumont Park area, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation.

The property benefits from a stunning refitted, fully integrated Wren kitchen, finished to a high standard and providing an excellent range of contemporary units and work surfaces. The generous 15'2 x 14'8 lounge/diner offers a bright and welcoming living space, perfect for both relaxing and entertaining, with double doors leading through to the impressive 13'1 conservatory overlooking the rear garden.

Further accommodation includes a convenient ground floor cloakroom, while upstairs there are three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts a tandem-length driveway providing ample off-road parking, leading to a garage which benefits from a personal door giving direct access to the rear garden. The enclosed rear garden offers an attractive outdoor space for families and entertaining.

The vendors have already found a chain-free property, helping to facilitate a smoother move. Early viewing is highly recommended to fully appreciate the quality, space and excellent location this home has to offer.

3 bedrooms, 1 bathroom, 2 living areas, C 71

Council Tax Band: D

Tenure: Freehold



LOUNGE/DINING ROOM

15'2x14'8

KITCHEN

9'10x8'0

CONSERVATORY

13'1x8'5

BEDROOM 1

12'8x8'6

BEDROOM 2

9'9x7'11

Currently shown with freestanding room divider to accommodate two separate spaces

BEDROOM 3

6'11x6'7

BATHROOM

7'10x6'7

GARAGE

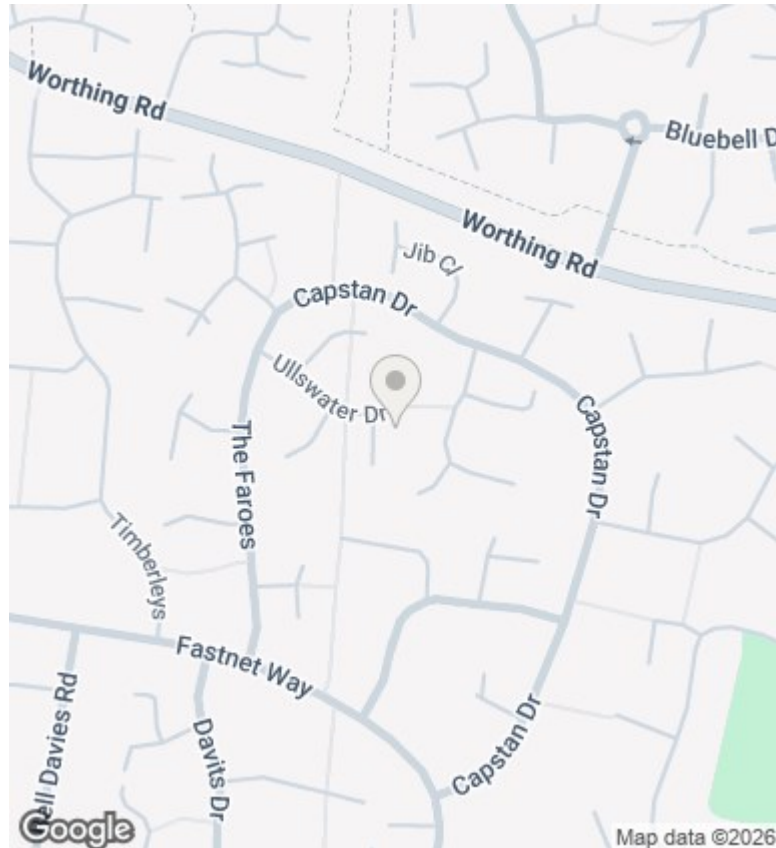
17'4 x 8'9





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
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.