Robert Luff & Co

Admirals Walk, Littlehampton

Freehold - Offers In Excess Of £300,000

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D



Description

We are delighted to offer this Link Detached House situated in a popular location in between Rustington and Littlehampton, with good access to their wide range of amenities. It is situated in good proximity to local schools and bus route and the beach can be found in approximately 1.2 miles away. The property does need modernisation and comprises of entrance hall, living/dining room and kithcen. On the first floor are three bedrooms and bathroom/w.c. Outside is the front garden and private driveway leading up to the garage. Viewing is advised



Key Features

- Link Detched House
- No Chain
- South Rear Garden
- Freehold
- Three Bedrooms
- Garage and Driveway
- EPC Rating - D
- Council Tax - D





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Entrance Hall
Radiator, gas meter

Living/ Dining Room
7.67 x 3.41>2.03 (25'1" x 11'2">6'7")
Two double glazed windows, two radiators

Kitchen
2.66 x 2.23 (8'8" x 7'3")
Single bowl single drainer dink unit, units and drawers under and over work top surfaces, space for cooker, double glazed window and door to rear garden

Landing
Double glazed window, access to loft space, airing cupboard

Bedroom One
4.28 x 2.61 (14'0" x 8'6")
Double glazed window, radiator

Bedroom Two
2.61 x 3.34 (8'6" x 10'11")
Double glazed window, radiator

Bedroom Three
2.77 x 1.78 (9'1" x 5'10")
Measurements to include bulkhead, double glazed window, radiator

Bathroom/WC
Bath, wash hand basin, obscured double glazed window, part tilled walls

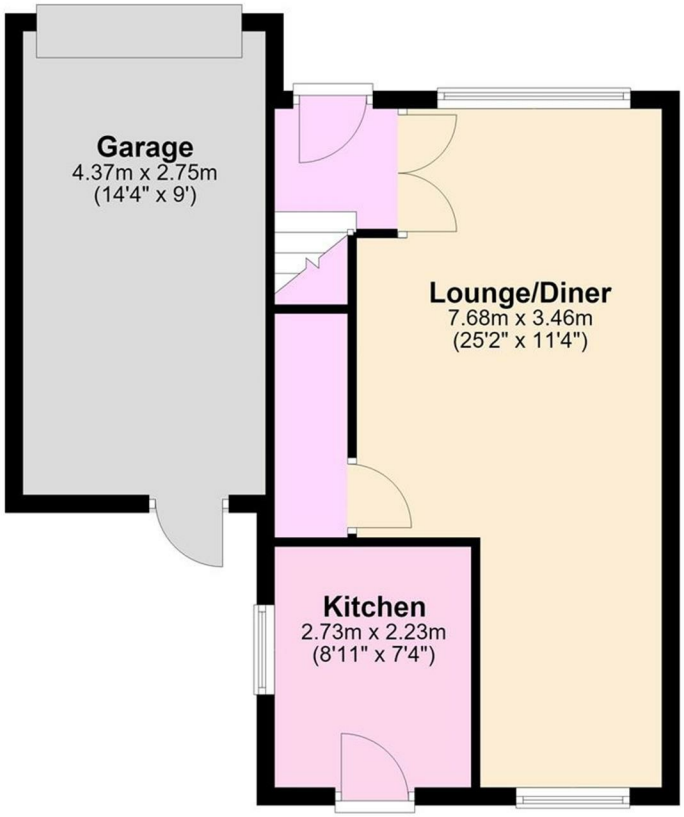
Front Garden
Lawn and shurbs

Garage
5.41 x 2.77 (17'8" x 9'1")
Power and light, wall mounted gas fired boiler, double glazed door leading to garden

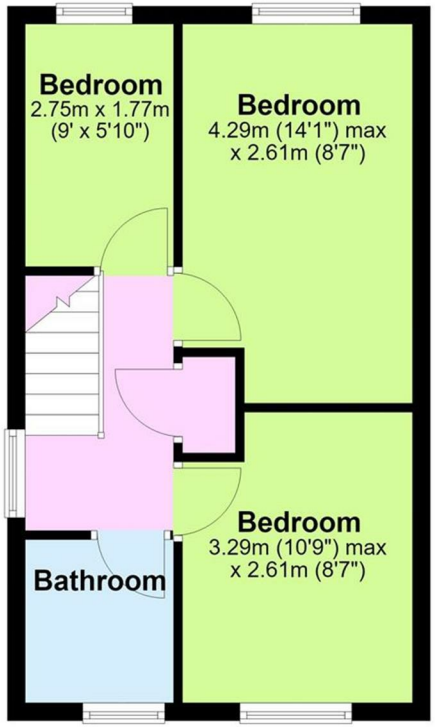
Rear Garden
South Westerly, laid to lawn

Floor Plan Admirals Walk

Ground Floor
Approx. 46.1 sq. metres (496.7 sq. feet)

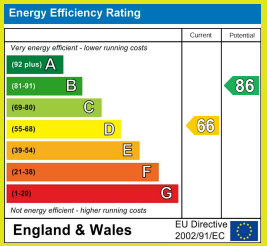


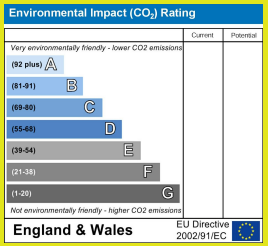
First Floor
Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 79.8 sq. metres (859.3 sq. feet)







The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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