



3



1



2



B



Description

Robert Luff & Co are please to present this three bedroom semi detached house located on Ecclesden Park in Angmering. The property offers three double bedrooms (one with an en-suite) and family bathroom upstairs. Downstairs living includes a lounge, kitchen / diner and W.C. The property also benefits a large rear garden, off road parking for multiple cars, and the remainder of a 10 NHBC guarantee. The property is located close to local schools and shops with Angmering village a short distance away and it is being offered with no ongoing chain.

Key Features

- Semi Detached House
- En - Suite
- Chain Free
- Remainder of 10 year NHBC
- Freehold
- Three Double Bedrooms
- Large Garden
- Kitchen / Diner
- EPC - B
- Council Tax Band - D





Entrance Hall

Lounge
5.73 x 3.58 (18'9" x 11'8")

Kitchen / Diner
3.59 x 4.73 (11'9" x 15'6")

W.C
1.53 x 1.05 (5'0" x 3'5")

First Floor Landing

Bedroom One
3.81 x 3.26 (max) (12'5" x 10'8" (max))

En-Suite
1.38 x 2.52 (4'6" x 8'3")

Bedroom Two
2.46 x 4.44 (8'0" x 14'6")
To include built in wardrobes

Bedroom Three
3.45 x 2.18 (11'3" x 7'1")

Bathroom
1.93 x 2.25 (6'3" x 7'4")

Front Garden
Off road parking for multiple cars, access to rear garden via side gate.

Rear Garden
Mainly laid to lawn, patio area, garden shed, side access gate to front of property.

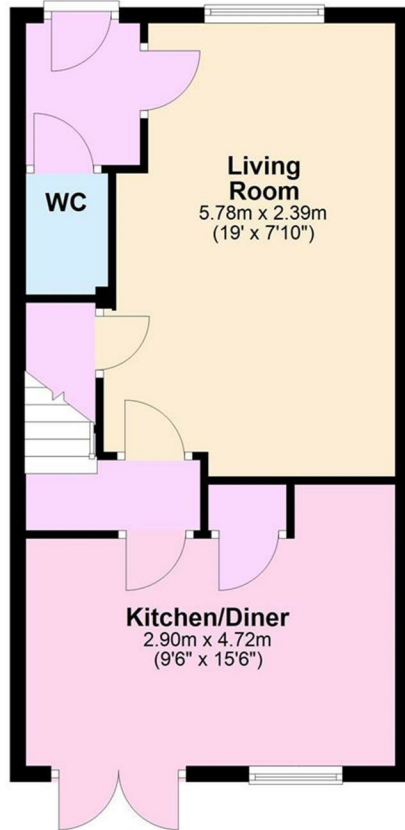
Agents Note
Estate Charge - £220 PA approx.



Floor Plan Littlemead Close

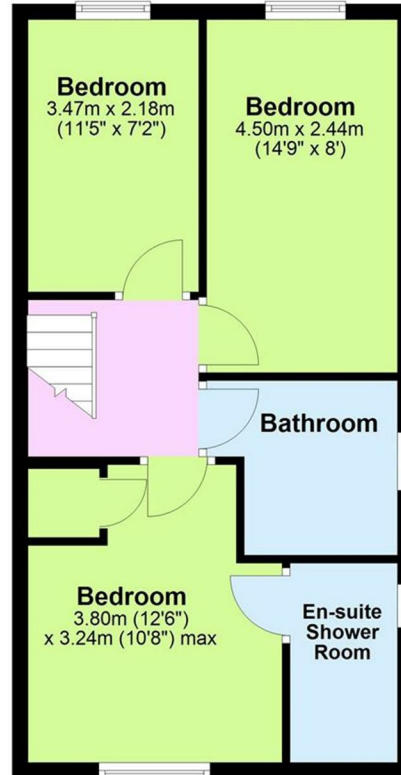
Ground Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



First Floor

Approx. 44.7 sq. metres (480.7 sq. feet)



Total area: approx. 89.3 sq. metres (961.4 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	85	96			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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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