



**Connaught Road
Littlehampton, BN17 6ER**

Guide Price £325,000

GAO
GetAnOffer

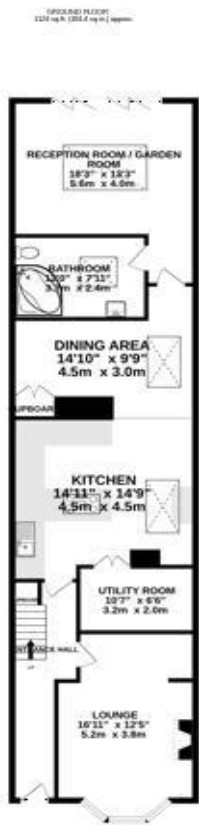


MAIN FEATURES:

- **Immaculately Presented Flint Fronted Mid Terrace House**
- **Updated to an Exceptional Standard**
- **No Ongoing Chain**
- **Modern Kitchen Leading to Dining Area**
- **Garden Room with Feature Skylight**
- **Ideal Family Home**
- **Four/Five Bedroom Accommodation**

Immaculately presented and comprehensively modernised to an exceptional standard, this spacious four/five bedroom flint fronted mid terrace home offers stylish and versatile accommodation throughout and is offered for sale with no ongoing chain, making it an ideal purchase for families and those seeking a straightforward move. The accommodation begins with a welcoming bay fronted lounge featuring a charming built in window seat, which also offers the flexibility to be used as a fifth bedroom, home office or additional reception room. To the rear, the contemporary fitted kitchen opens seamlessly into the dining area, creating the perfect space for both everyday living and entertaining. Beyond, a stunning garden room enjoys an impressive feature skylight and elegant bi fold doors opening onto the low maintenance rear garden, effortlessly blending indoor and outdoor living. The ground floor is further complemented by a generously proportioned, beautifully appointed family bathroom. To the first floor are four well proportioned bedrooms, together with a stylish refitted shower room/WC, providing excellent accommodation for growing families, guests or those working from home. Outside, the enclosed rear garden has been thoughtfully designed for ease of maintenance, providing an attractive and private setting for relaxing or entertaining throughout the year.

Connaught Road enjoys a convenient position within easy reach of local shops, well regarded schools and everyday amenities, while Littlehampton's award winning beach, picturesque seafront, riverside walks and leisure facilities are all close at hand. Excellent transport links, including nearby rail services and road connections, provide straightforward access to Brighton, Chichester and London, while the town's cafés, restaurants and green spaces offer an enviable coastal lifestyle. Early viewing is highly recommended to fully appreciate the quality, generous accommodation and superb location this outstanding home has to offer.



TOTAL FLOOR AREA: 1768 sq ft (164.2 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, rooms and any other facts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metagen 2/2020

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

GGO
GetAnOffer