



JAMES & JAMES
ESTATE AND LETTING AGENTS

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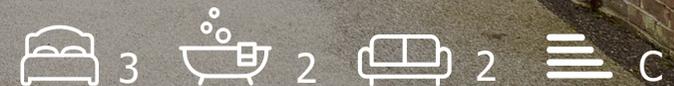


89 St. Marys Close

, Littlehampton, BN17 5QQ

Guide price £610,000

Freehold Council Tax Band E



We are delighted to bring to the market this beautifully presented and meticulously extended family home, enviably positioned within a highly regarded private road in Littlehampton.

The accommodation comprises a welcoming entrance hall, bay fronted living room featuring an elegant log burner, and a stunning rear extension providing impressive open plan living with full width bi-folding doors opening seamlessly onto the garden. The high specification kitchen is superbly appointed with a range of integrated appliances and a breakfast bar, complemented by a practical utility area, double storage cupboard, and a stylish W/C.

To the first floor, there are three well proportioned bedrooms, with the second benefiting from an en-suite shower room, together with a modern fitted family bathroom and a separate W/C.

Externally, to the front, there is an impressive resin driveway providing ample off road parking for multiple vehicles, side access to the garden, and a garage with an adjoining brick built garden store. The rear garden is a particular feature, being beautifully landscaped and predominantly laid to lawn, with a generous patio seating area, a versatile workshop/summer house complete with power and light, and mature tree and shrub lined borders offering excellent privacy.

Internal viewing is essential to fully appreciate the exceptional standard, space, and character of this outstanding family home.

Entrance Hall





Living Room With Feature Bay Window
15'11 x 13'6 (4.85m x 4.11m)

Open Plan Living Area
19'2 x 11'11 (5.84m x 3.63m)

Stunning Kitchen With Breakfast Bar
20'3 x 11'11 (6.17m x 3.63m)

Stylish W/C
6'10 x 2'7 (2.08m x 0.79m)

Stairs To First Floor

Bedroom One
16'7 x 11'9 (5.05m x 3.58m)

Bedroom Two
12'11 x 11'3 (3.94m x 3.43m)

En-Suite Shower Room
6'9 x 2'10 (2.06m x 0.86m)

Bedroom Three
8'3 x 7'11 (2.51m x 2.41m)

Modern Fitted Family Bathroom
7'7 x 5'9 (2.31m x 1.75m)

W/C
4'5 x 2'8 (1.35m x 0.81m)

Garage With Up & Over Door
16'2 x 6'10 (4.93m x 2.08m)

Garden Store Room
6'4 x 6'4 (1.93m x 1.93m)

Driveway

Floor Plan



Viewing

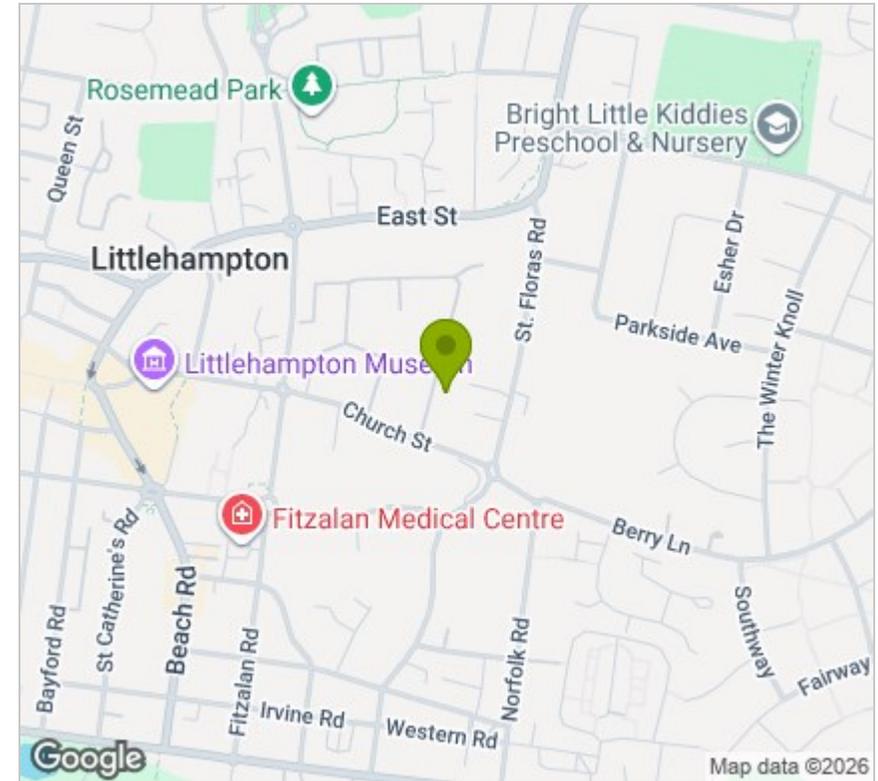
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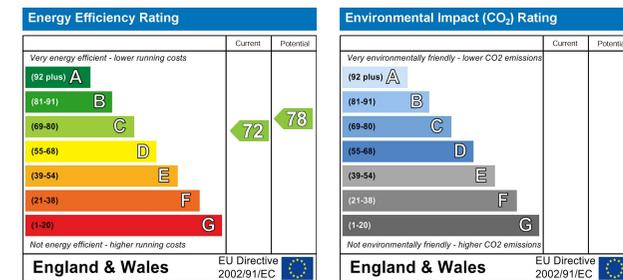
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Area Map



Energy Efficiency Graph



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