
PEAR
PROPERTIES
Norfolk Gardens, Littlehampton
Guide Price £300,000



Norfolk Gardens

Littlehampton

Beautifully presented 3-bed with modern kitchen, 2 receptions, conservatory, stylish bathroom, private garden, driveway, garages, and access to communal gardens in a quiet neighbourhood.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedroom Terraced Home
- Well Presented Throughout
- Modern Four Piece Bathroom And Additional Ground Floor Cloakroom
- Open Plan Kitchen/Dining Room
- Utility/Sunroom
- Low Maintenance Rear Garden
- Garage In Nearby Compound
- Pleasant Outlook Onto Communal Gardens
- Situated In A Quiet Residential Area And Only A Short Distance To Seafront
- Please Take A Look At Our Virtual Tour







Hallway
11' 6" x 3' 6" (3.51m x 1.07m)
uPVC double glazed front door in to inner porch with further front door in to entrance hall. Door to WC, door to living room and stairs leading up to first floor.

WC
5' 9" x 2' 6" (1.76m x 0.76m)
Useful ground floor cloakroom comprising WC and wash hand basin.

Living Room
12' 6" x 11' 8" (3.81m x 3.56m)
A decent size living room with large window and feature fireplace, opening in to dining area.

Kitchen / Diner
18' 4" x 9' 7" (5.60m x 2.92m)
Open plan kitchen/dining room, comprising a range of modern kitchen units and drawers, space for appliances, one and a half bowl sink drainer unit, breakfast bar. Space for dining table and chairs, double sliding doors opening to utility/sun room.

Utility Room
18' 5" x 5' 3" (5.62m x 1.61m)
Sun room comprising space and plumbing for laundry appliances, further sink and worktop/storage space, door leading in to rear garden.

Bedroom
12' 10" x 10' 2" (3.91m x 3.10m)
A good size double bedroom with large window overlooking the green, built in wardrobe.

Bedroom
9' 8" x 9' 7" (2.94m x 2.92m)
Further double bedroom with window overlooking rear.

Bedroom
7' 11" x 6' 6" (2.42m x 1.99m)
Single bedroom with built in cupboard over stairs bulkhead.

Bathroom
8' 4" x 6' 11" (2.55m x 2.10m)
Modern tiled four piece bathroom suite comprising bath, separate shower cubicle with electric shower, WC, pedestal wash hand basin and chrome towel radiator.

Rear Garden
Low maintenance rear garden being block paved with plant borders, rear gated access.

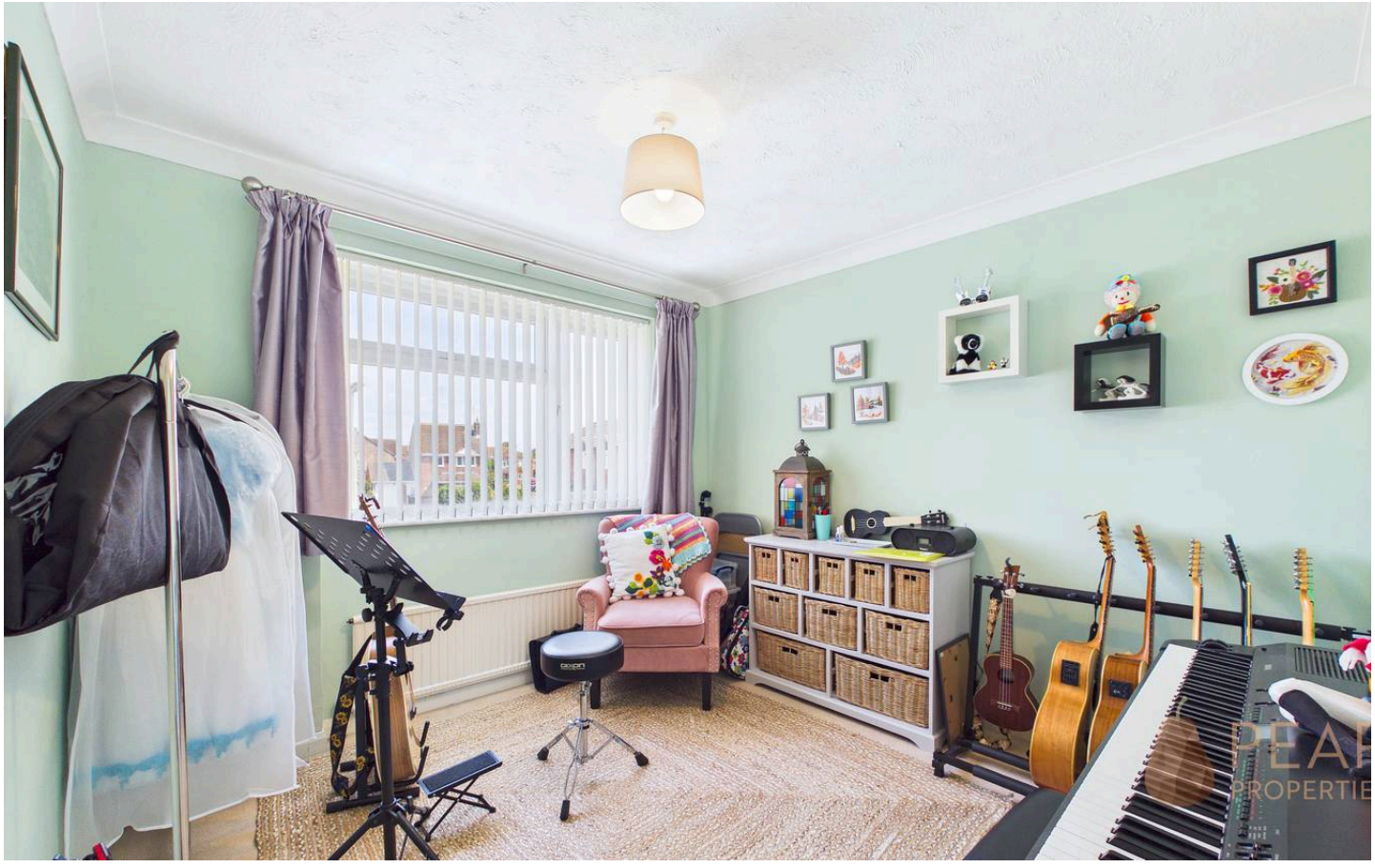
Front Garden

Well established front garden. Access to communal gardens.

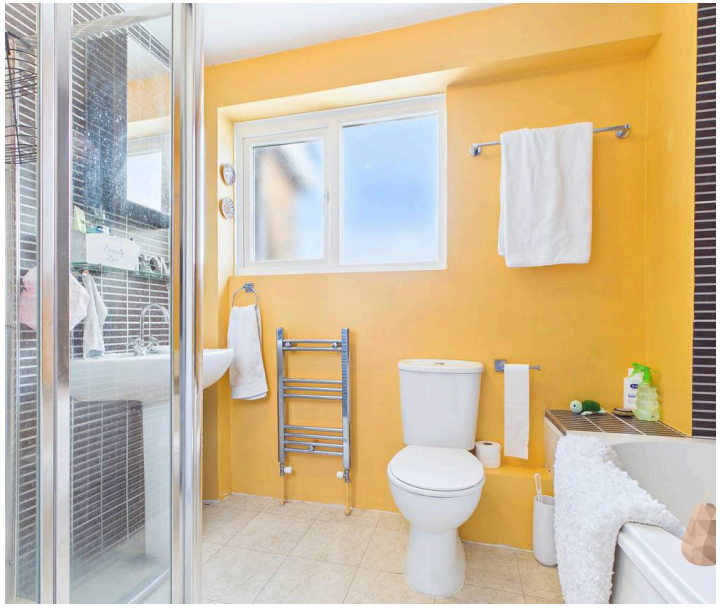
GARAGE

Single Garage

Garage in nearby compound with space in front.

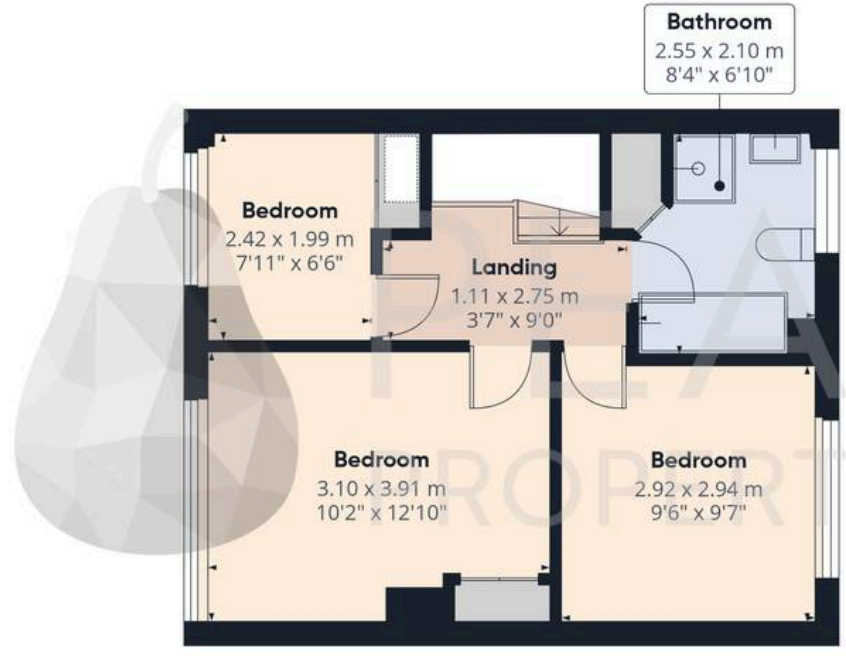








Ground Floor



Floor 1



PEAR PROPERTIES

Approximate total area(1)

80.8 m²

870 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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