



13 Grove Crescent, Littlehampton, BN17 6AD

£270,000

- Well-Presented Bungalow
- 11'10 Lounge Overlooking Gardens
- Newly Redecorated
- Chain Free
- Two Double Bedrooms
- Good Sized WEST FACING Rear Garden
- Newly Recarpeted
- Modern 11'11 x 8'10 Kitchen Leading onto 9'7" x 7'4" Sun Room
- Favoured East/West Aspect
- Viewing Highly Recommended To Appreciate Condition

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This chain free, well-presented bungalow offers comfortable and well-proportioned accommodation throughout and is ideal for those seeking a light, low-maintenance home.

The property features two good-sized double bedrooms and an inviting lounge, enjoying pleasant views over the garden. The modern kitchen is thoughtfully designed and leads through to a bright sun room, providing an excellent additional living space with a lovely connection to the outdoors.

Externally, the property benefits from a good-sized west-facing rear garden, perfect for enjoying afternoon and evening sunshine, complemented by a favoured east/west aspect that allows natural light to flow throughout the day.

Recently redecorated and newly recarpeted, the bungalow is presented in good condition and ready for immediate occupation. Offered chain free, this home represents a fantastic opportunity. Viewing is highly recommended to fully appreciate the condition and setting of this property.



Council Tax Band: B

Tenure: Freehold



LOUNGE

11'10" x 10'11"

KITCHEN

11'11" x 8'10"

CONSERVATORY

9'7" x 7'4"

BEDROOM ONE

10'8" x 10'1" Excluding
depth of wardrobe

BEDROOM TWO

11'10" x 10'11"

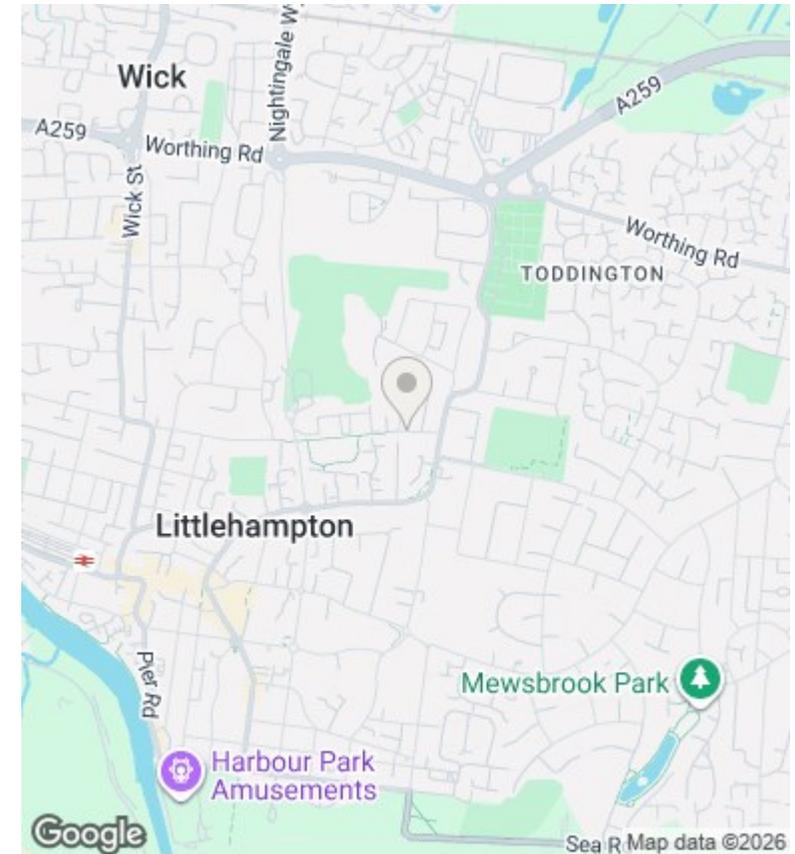
BATHROOM

8'1" x 5'2"

EPC RATING

D





Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.