

40 Maxwell Road, Littlehampton, BN17 7BW

£309,950

- Beautifully Presented Period Terrace House
- Westerly Facing Walled Rear Garden
- 8'7 Bathroom With Refitted Suite
- 24'2 Lounge/Dining Room
- Three Bedrooms
- Close To Town Centre, Train Station & Local Schools
- 14'5 Kitchen With French Doors Opening To Garden
- 14'7 Master Bedroom
- Viewing Highly Recommended To Appreciate Quality Of Finish & Condition

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This beautifully presented period terrace home seamlessly blends classic charm with modern comforts. Thoughtfully updated by its current owners, including a new boiler in 2024. The property boasts a spacious 24'2 lounge/dining room and a stunning 14'5 refitted kitchen, complete with French doors leading to a delightful westerly facing walled garden. The generous 14'7 master bedroom offers a serene retreat, while the stylishly refitted 8'7 bathroom enhances the home's contemporary appeal. Conveniently located close to the town centre, train station, and excellent local schools, this home is a must-see to fully appreciate its exceptional quality and finish. Call now to secure your viewing!



Council Tax Band: B

Tenure: Freehold



LOUNGE/DINING ROOM

24'2x11'3

KITCHEN

14'5x9'3

MASTER BEDROOM

14'7x10'6

BEDROOM 2

11'3x9'3

BEDROOM 3

9'3x8'5

L-Shaped room

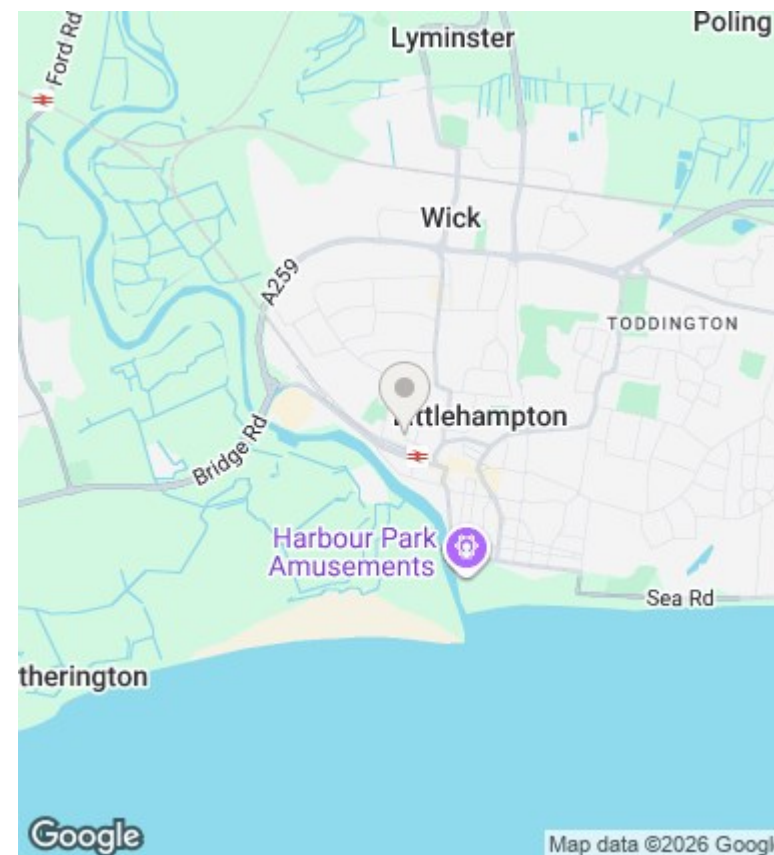
BATHROOM

8'7x4'10





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.