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# Plot 33 Charnwood Corner Wadham Chase, Littlehampton, West Sussex, BN17 7TY

## £395,000

- Brand New Three Bedroom Detached House
- Popular Hampton Park Development
- Separate Double Aspect 18'5 Lounge with Doors onto Rear Garden
- Separate Utility Room
- Built & Ready for Immediate Occupation
- Stunning 18'5 Open Plan Kitchen/Breakfast Room, Ideal for Entertaining
- Downstairs Cloakroom and Additional Storage
- Viewing Highly Recommended to Appreciate This Lovely Home

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## Description

Situated on the ever-popular Hampton Park development, this attractive Persimmon-built, three-bedroom detached home offers spacious and well-planned accommodation, ideal for modern living.

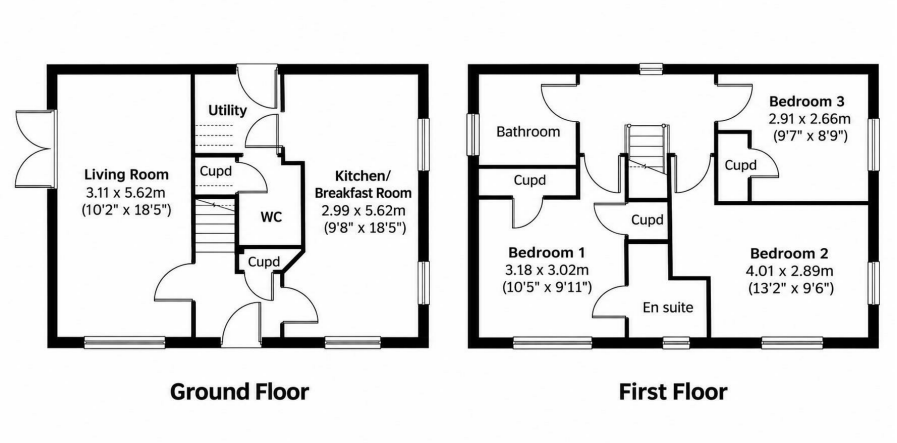
The ground floor features a generous open-plan kitchen/breakfast room, complemented by a separate utility room, while the bright and spacious dual-aspect lounge enjoys French doors opening directly onto the rear garden. There is also the added convenience of a downstairs cloakroom and useful built-in storage.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, alongside a separate family bathroom.

Ideally positioned within easy reach of local amenities, schools, transport links and Littlehampton's beautiful coastline, this lovely home offers an excellent opportunity to enjoy everything this popular development and surrounding area have to offer.

Viewing Highly Recommended.

3 | 2 | 1 | 0 | Council Tax Band: New Build | Tenure: Freehold




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 restuarants 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.

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.

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