



62 Seaton Park, Littlehampton, BN17 7PF  
£1,550 Per Calendar Month

and company  
**bacon**  
Estate and letting agents




We are pleased to offer this 3 bed house to let in popular Seaton Park location (on the Lyminster border). This property is situated in a quiet cul-de-sac with plenty of street parking. Spacious lounge with bay window. Superb kitchen/diner, matching range of high gloss wall and base units. Integrated electric oven and gas hob. Space for washing machine and fridge/freezer. Handy under-stairs/larder cupboard. Patio doors out a garden with patio and lawn. Access via back gate to rear passage. Upstairs are two double bedrooms, one larger master bed and second double with built-in cupboard. Large single bedroom. Bathroom features a pea-shaped bath with thermostatic shower over, heated towel rail, white suite. Loft hatch for small amount of storage. Front of house is landscaped with grey flint. Gas central heating. Garage in separate compound. Available mid July. Council tax band: C. EPC rating C.

- Three bedroom terrace house
- Modern throughout
- Situated in a quiet cul-de-sac
- Plenty of street parking







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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