



**ALEXANDER
PHILIPS
& WELCH**

Broadmark Way, Littlehampton

Offers over £800,000 (Freehold)



These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.





Alexander Philips and Welch estate agents are delighted to offer this stunning four-bedroom detached house located in the sought-after area of Broadmark Way, BN16 2EY. Overall, this is a fantastic opportunity to acquire a beautiful family home in a sought-after location.

- Four bedrooms
- Sought after location
- Large living/ family reception
- Large garden
- Family kitchen



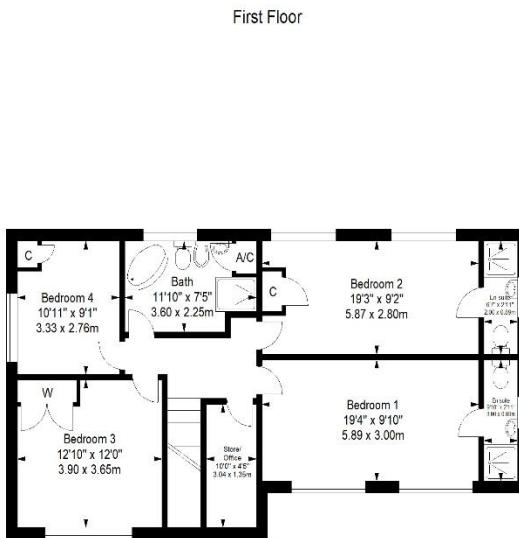
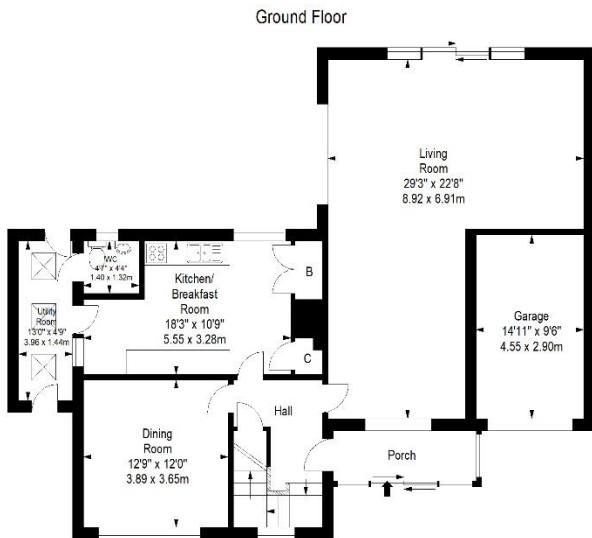
This property boasts a beautiful family/kitchen room, separate utility room, the large living/family reception room, as well as the separate formal dining room or additional bedroom, provide ample space for both relaxation and entertaining guests.

The property boasts two en-suite bathrooms, a family bathroom, and a downstairs cloakroom. The large garden to the rear is perfect for outdoor living and multi-functional out-building provides additional storage/ home office.

This property is perfect for growing families or those who require additional space. The property is Freehold and is available for sale at a price guide of £800,000. The location is highly desirable, with excellent transport links and a range of local amenities nearby.

The west-facing garden is a peaceful retreat where you can enjoy outdoor activities and create lasting memories.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Approximate gross internal floor area 209.0 sq m/ 2249.7 sq ft
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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