

**FOR  
SALE**



**ALEXANDER  
PHILIPS  
& WELCH**

## **Broadmark Way, Littlehampton**

Offers over £800,000 (Freehold)



**4**



**3**



**2**







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.

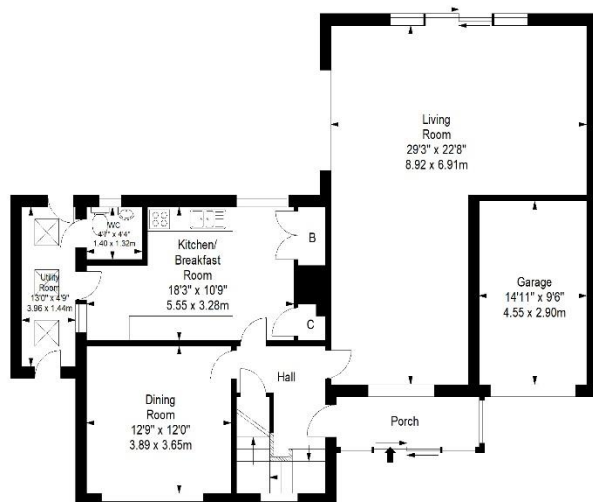
This property is perfect for growing families or those who require additional space. The property is Freehold and is available for sale at a price guide of £800,000. The location is highly desirable, with excellent transport links and a range of local amenities nearby.

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

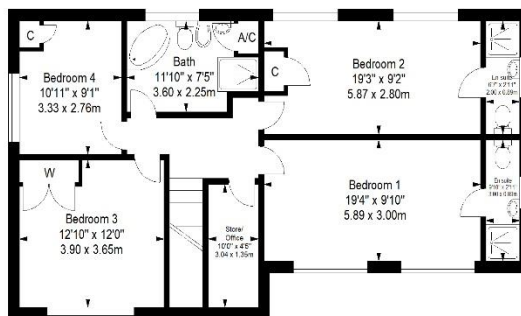




Ground Floor



First Floor



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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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		



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