



## 8 Pethick Road, Littlehampton, Littlehampton, BN17 7TJ £375,000

- Versatile & Spacious Semi-Detached Town House
- Four/Five Bedrooms With Two En-Suites
- Low Maintenance Private Rear Garden
- Viewing Highly Recommended to Appreciate Size of Accommodation
- Popular Hampton Park Development
- 15'11 Lounge With Juliet Balcony & Views Towards Black Ditch
- Flexible Reception Spaces To Suit Family Life
- 15'11 Kitchen/Dining Room Overlooking Garden
- Three Allocated Parking Spaces
- Balance Of New Builders 10 Year Warranty (2019 built)

# 8 Pethick Road, Littlehampton BN17 7TJ

Situated on the ever-popular Hampton Park development, this versatile and spacious semi-detached town house offers flexible accommodation perfectly suited to modern family living. Arranged over three floors, the property features four/five bedrooms, all of which are doubles, including two with en-suite shower rooms. An additional ground floor room provides fantastic flexibility and could be utilised as a fifth bedroom, second reception room, home office or workspace, depending on individual requirements.

The heart of the home is the impressive 15'11 kitchen/dining room overlooking the private, low-maintenance rear garden, ideal for both everyday living and entertaining. A bright and spacious 15'11 first-floor lounge enjoys a Juliet balcony with attractive views towards Black Ditch, providing a wonderful place to relax.

Further benefits include three allocated parking spaces, the remaining balance of the 10-year New Build warranty (built in 2019), and a sought-after location close to local amenities, schools and transport links.

Viewing is highly recommended to fully appreciate the generous size, versatility and excellent position of this superb family home.



Council Tax Band: E

Tenure: Freehold



## LOUNGE

15'11" x 12'11"

## KITCHEN/BREAKFAST ROOM

15'11" x 13'0"

## GROUND FLOOR

### RECEPTION

### ROOM/BEDROOM 5

13'10" x 8'10"

## BEDROOM ONE

14'0" x 9'0"

## EN-SUITE

6'6" x 6'5"

## BEDROOM TWO

12'8" x 8'11"

## EN-SUITE

8'1" x 4'6"

## BEDROOM THREE

11'4" x 8'11"

## BEDROOM FOUR

9'6" x 6'8"

## FAMILY BATHROOM

6'8" x 6'5"

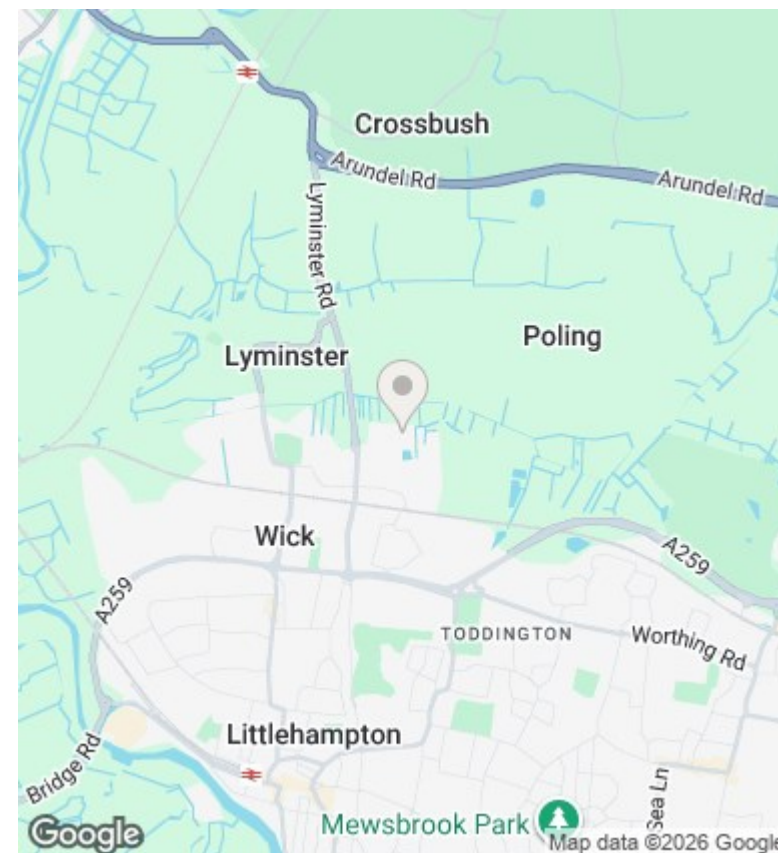
## ESTATE FEE

Approx £364.90 PA





Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2021



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>94</b> |
| (81-91) <b>B</b>                            | <b>85</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.