



33 White Acre, Littlehampton, Littlehampton, BN17 7JA

£245,000

- Three Bedroom End of Terrace House
- Situated on a Walkway with No Through Traffic
- Front & Rear Gardens
- Viewing Recommended to Appreciate Property
- Chain Free
- 17'3" x 10'8" Kitchen/Diner Overlooking Rear Garden
- Ground Floor W/C
- Possibility To Purchase Garage (By Separate Negotiation)
- Separate West Facing Lounge 15'10 Lounge
- Gas Central Heating & Double Glazing

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Offered to the market chain free, this well-presented three-bedroom end of terrace house is ideally positioned on a quiet walkway with no through traffic.

The ground floor features a generous 17'3" x 10'8" kitchen/diner overlooking the rear garden, providing an excellent space for everyday living and entertaining. A separate west-facing lounge measuring 15'10" enjoys plenty of natural light, while a convenient ground floor W/C completes the layout.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Further benefits include gas central heating, double glazing, and both front and rear gardens, offering outdoor space to enjoy throughout the year. An appealing home, viewing is highly recommended to fully appreciate all this property has to offer.



Council Tax Band: B

Tenure: Freehold



LOUNGE

15'10" x 10'11"

KITCHEN/DINER

17'3" x 10'8"

BEDROOM ONE

13'4" x 9'7"

BEDROOM TWO

11'9" x 10'3"

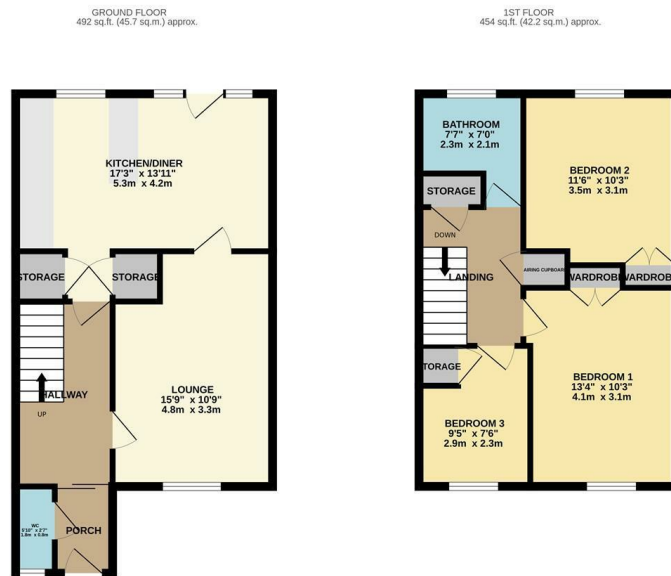
BEDROOM THREE

9'6" x 7'6"

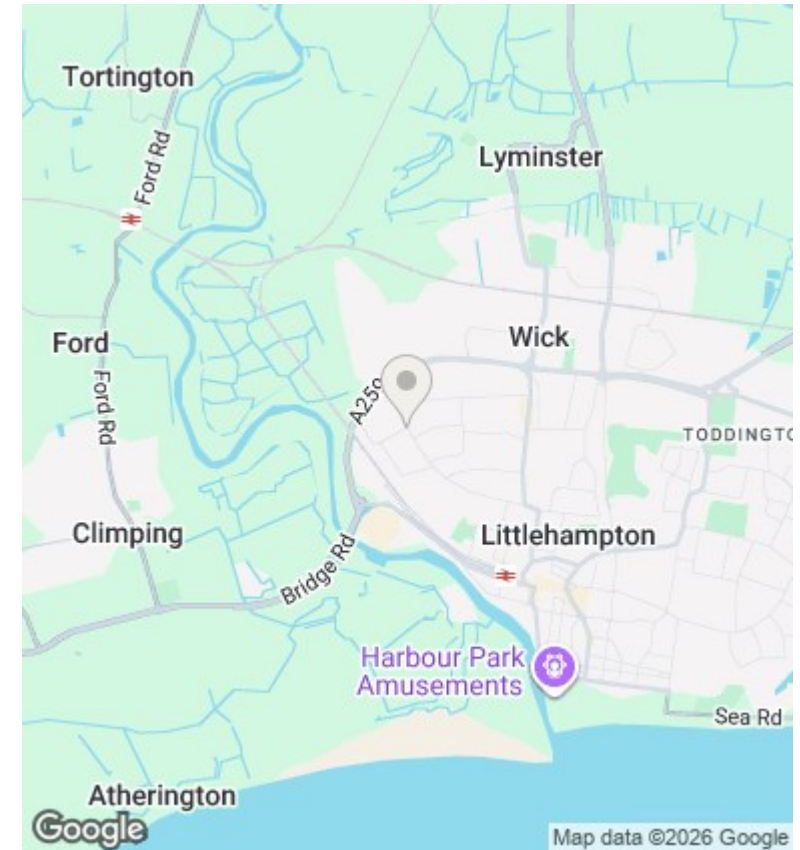
BATHROOM

6'9" x 5'10"





THREE BEDROOM END OF TERRACE HOUSE
 TOTAL FLOOR AREA: 947 sq.ft. (87.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, corridors, doors and other areas 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 quantity or efficiency can be given.
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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.