





8 Pethick Road, Littlehampton, Littlehampton, BN17 7TJ £360,000

- 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)

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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.

4 3 2 B 85

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







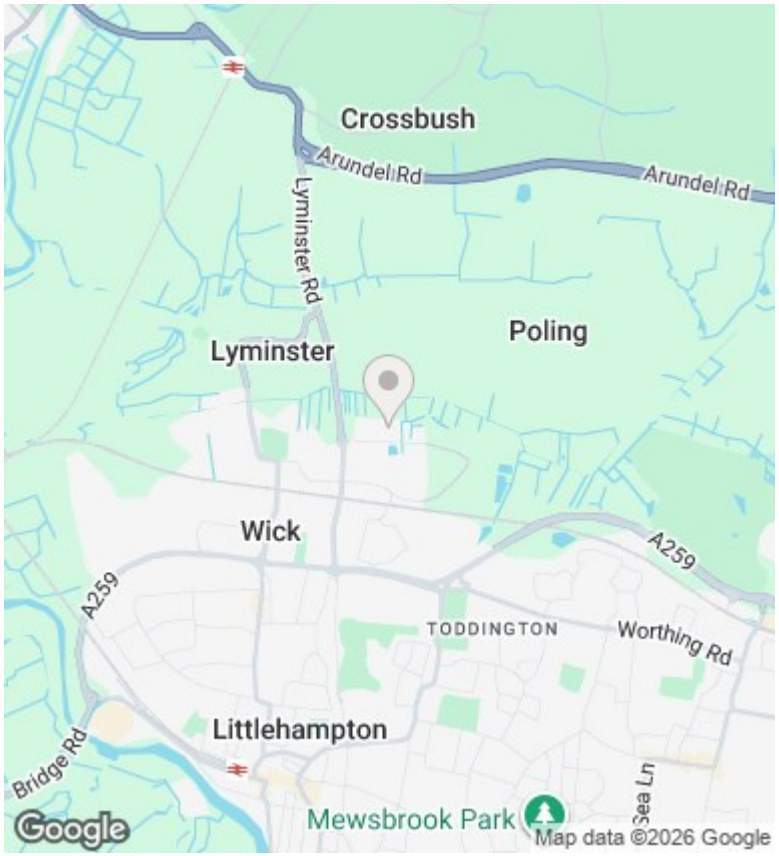






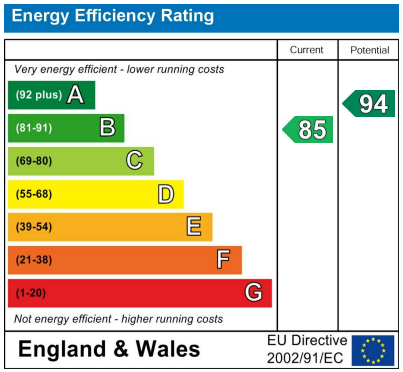


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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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.



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.

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