



## 38 Thompson Grove, Littlehampton, BN17 7FP

£360,000

- Beautifully Presented Three Bedroom Semi Detached House
- Garage With Personal Door To Garden & Tandem Length Driveway
- Superb Top Floor Master Bedroom Suite With 19'4 Bedroom & En-Suite Shower Room
- Viewing Highly Recommended To Appreciate Condition & Quality Of This Home
- Popular Kingley Gate Development
- 13'9x12'3 West Facing Lounge
- Three Double Bedrooms
- Spacious Accommodation Spread Over Three Floors
- 15'6 Kitchen Diner Overlooking Garden
- Ground Floor Cloakroom

# 38 Thompson Grove, Littlehampton BN17 7FP

Nestled in the popular Kingley Gate development this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2016, the property boasts a generous living space of 1,292 square feet, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house features three well-proportioned bedrooms, ensuring ample space for everyone. The two bathrooms are thoughtfully designed, catering to the needs of a busy household while providing a touch of luxury.

One of the standout features of this property is the convenient tandem length driveway parking and garage. This added benefit enhances the practicality of the home, making daily life that much easier.

The location in Littlehampton is particularly appealing, offering a blend of coastal charm and community spirit. Residents can enjoy nearby amenities, schools, and parks, all within easy reach. . . With an EPC rating of "B" this is a very energy efficient home not to be missed so call now to book your viewing.



Council Tax Band: C

Tenure: Freehold



### LOUNGE

13'9x12'3

### KITCHEN/DINING ROOM

15'6x12'2

### MASTER BEDROOM

19'4x15'7

### EN SUITE SHOWER ROOM

7'5x5'9

### BEDROOM 2

12'8x8'4

### BEDROOM 3

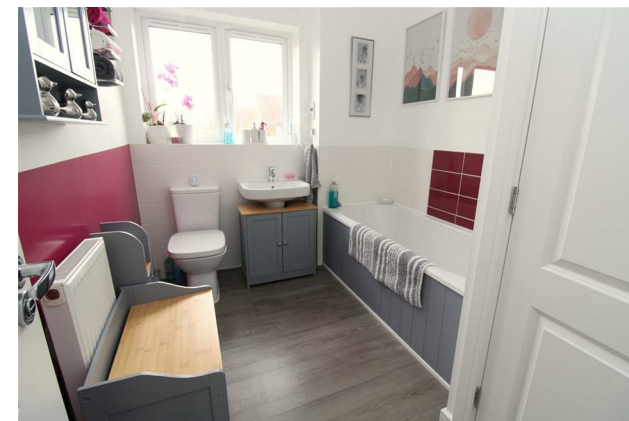
12'6x8'4

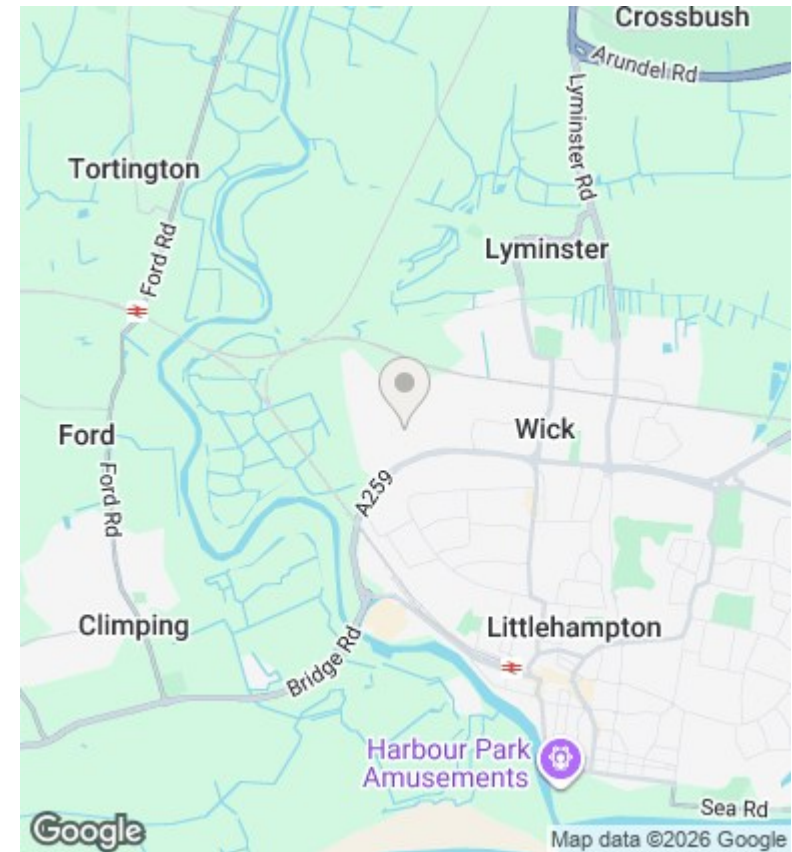
### FAMILY BATHROOM

9'1x7'0

### ESTATE FEE

There is annual estate charge of £300 approx for the upkeep of all communal parts within the development





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</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.