



33 White Acre, Littlehampton, Littlehampton, BN17 7JA

£255,000

- 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
- Garage in Nearby Compound
- 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. A garage located in a nearby compound provides additional storage etc.

An appealing home, viewing is highly recommended to fully appreciate all this property has to offer.



Council Tax Band: B



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

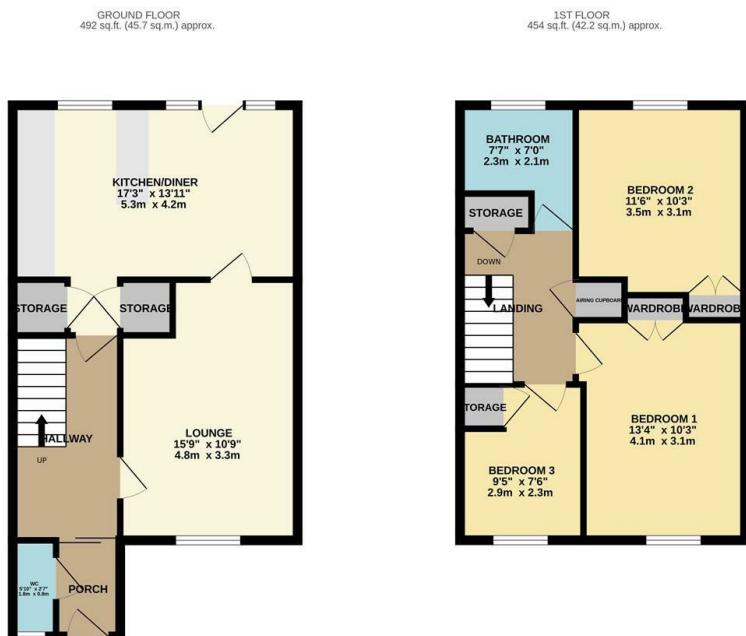
9'6" x 7'6"

BATHROOM

6'9" x 5'10"

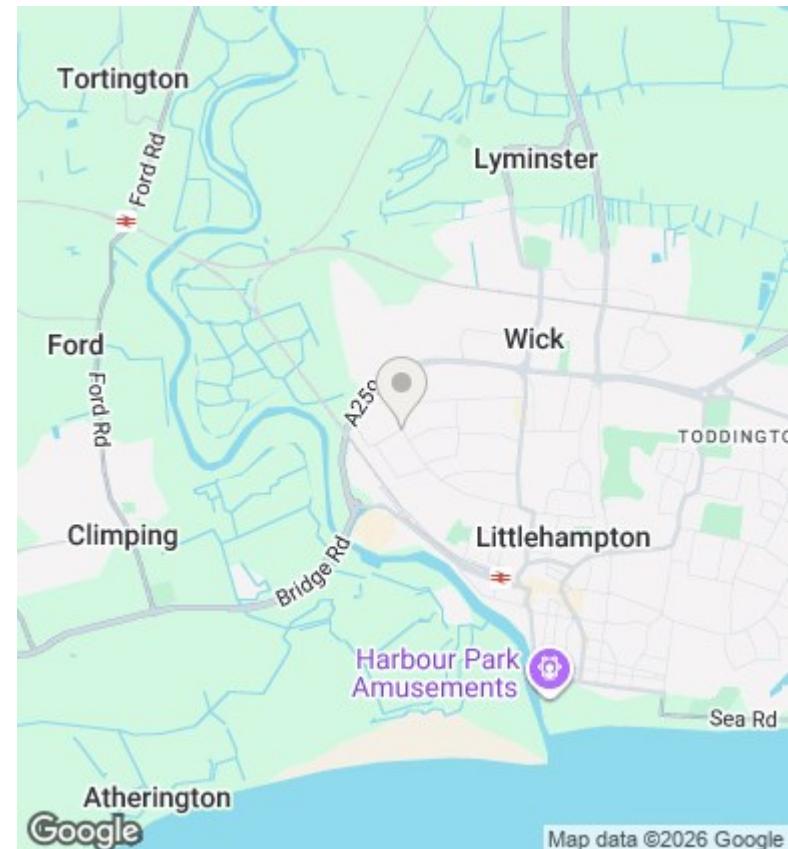
Agents Note

Please be advised that the photos used were taken prior to the current tenancy



THREE BEDROOM END OF TERRACE HOUSE

TOTAL FLOOR AREA: 947 sq.ft. (87.9 sq.m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. We cannot guarantee the floorplan to be to scale, accurate, or up-to-date. It is intended for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01903 719333 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	