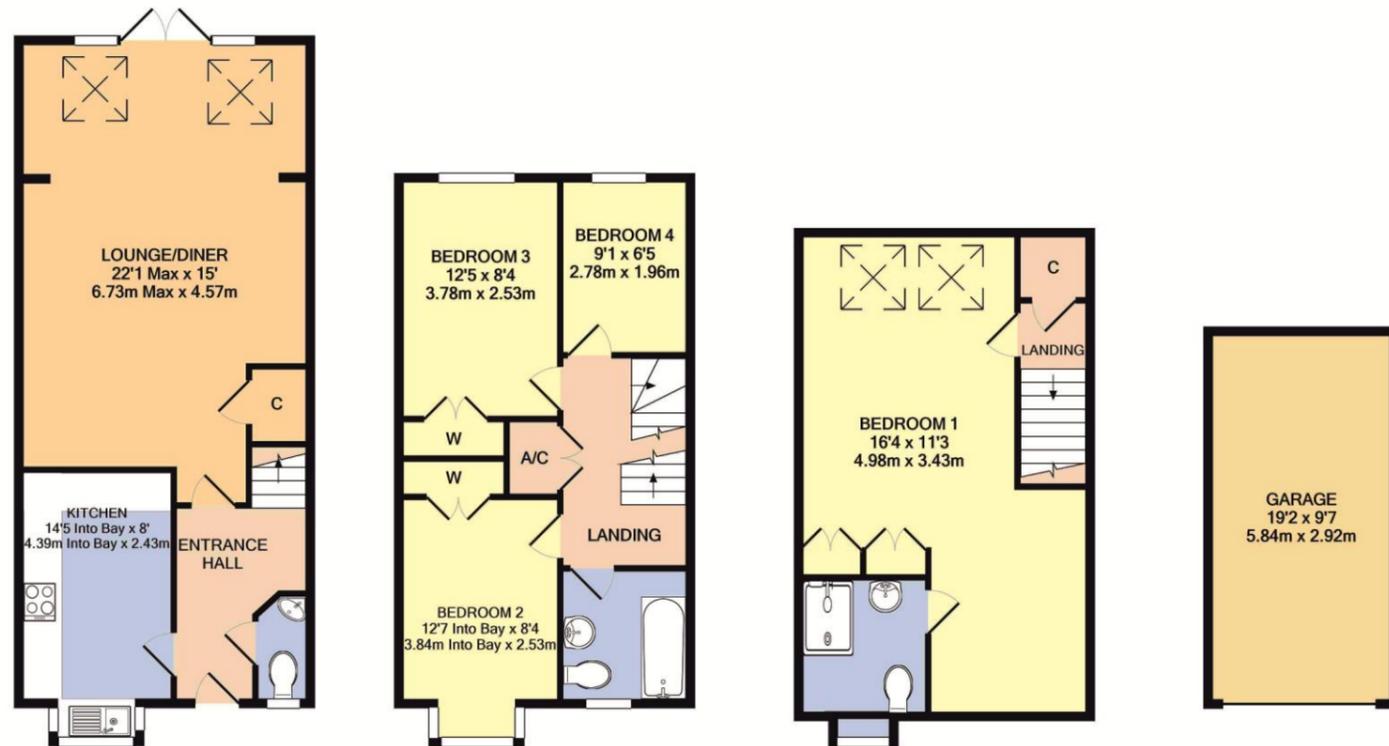


Battin Lane, Littlehampton

£415,000

Glyn-Jones



GROUND FLOOR
APPROX. FLOOR
AREA 702 SQ.FT.
(65.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1493 SQ.FT. (138.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Property Information

Tenure: Freehold

Estate Charge: £22.81 per month

Council Tax Band - E

Energy Efficiency Rating – B85

We recommend you have this verified by your legal representative at your earliest convenience.

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Littlehampton Office
01903 739000
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A three storey semi-detached house situated on the "Kingley Gate" development of Littlehampton which is approximately half a mile from the town centre with its range of amenities and mainline railway station.

The accommodation on the ground floor comprises of entrance hall, modern kitchen with bay window, integral appliances and space for small table. There is also a 21ft lounge / diner with access to the garden and a w.c.

On the first floor there is a landing, as well as three bedrooms and a modern bathroom / w.c. On the top floor there is a large double bedroom with fitted wardrobes and an en-suite shower room / w.c.

Outside to the rear there is an enclosed garden with patio area adjacent to the house as well as an additional raised patio and shed to the far end. The property is presented in excellent decorative order and also benefits from a garage with pitched roof, a large driveway, gas central heating and double glazing.

No forward chain.

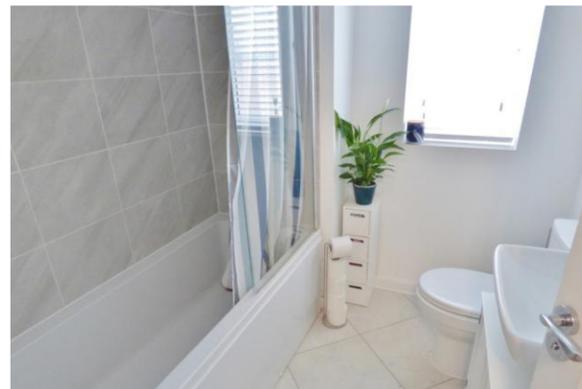
Battin Lane, Littlehampton

£415,000



Battin Lane is situated within Kingley Gate which is a newly built estate situated just on the edge of Littlehampton town centre, where its range of shops, banks and eateries can be found within 0.5 miles from the property.

Littlehampton also benefits from a mainline railway station providing links to London Victoria. The River Arun can also be found within half a mile which offers delightful bankside walks and riverside restaurants, as well as the footbridge, which takes you towards West Beach.



 *No forward chain* 