

Highdown Drive, Littlehampton

£395,000

Glyn-Jones



Total Area: 1315 ft² ... 122.2 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jlm 2022



Glyn Jones and Company are delighted to offer for sale this well presented detached 'chalet' house situated within a highly regarded residential road close to local amenities.

The accommodation to the ground floor comprises an entrance porch, a hallway, a spacious lounge with patio doors leading into a feature conservatory, an L-shaped kitchen/diner and a cloakroom. To the first floor there are three bedrooms and a family bathroom with shower. The master bedroom benefits from built in wardrobes which leads through to eaves storage. In our opinion the property is presented in good clean decorative order and benefits from gas fired central heating and double glazing.

Outside there is an enclosed rear garden which is partially laid to lawn and patio. there is also a large garden shed and a side access gate which leads to the front. To the front there is an open plan garden which is laid to lawn with a lengthy driveway and stepped pathway. The driveway leads up to an integral garage which has power, light and an internal door into the entrance porch.

Council Tax Band - D
Energy Efficiency Rating - D

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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.

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The property is located within the highly regarded Highdown Drive, which is north of Littlehampton.

Littlehampton town centre is within one mile of the property, with its range of shops, cafes and restaurants as well as transport links via Littlehampton Train Station. Morrison's supermarket and Wick parade of shops including post office are under half a mile from the property.

Littlehampton seafront and Greensward is within 2 miles and is home to the famous East Beach Café and

Windmill Centre, which offers the latest blockbusters, as well as a variety of talented amateur dramatics and dance groups from the local area.



Feature Conservatory

