

Amsbridge Crescent,
Littlehampton
£330,000



Total Area: 947 ft² ... 88.0 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 Jtm 2022



A modern and spacious town house built in 2017 with accommodation across three floors and a SOUTH FACING GARDEN.

On the ground floor there is an entrance porch that leads onto a lounge/diner, hallway with stairs to first floor, w.c and a modern kitchen with direct access to the garden. There is also a cooker, hob and extractor fan, built-in washing machine and a dishwasher, as well as a breakfast bar.

On the first floor there is a landing that provides access to two double bedrooms and a bathroom/w.c. On the top floor there is a small landing with storage cupboard, one double bedroom (making three double bedrooms in total) and an en-suite shower room/w.c.

Externally to the rear is a low maintenance mainly patio garden with various shingled borders. There is also an outside tap, as well as a storage shed and rear access gate. To the front of the property there are two allocated car parking spaces.

The property benefits from gas central heating, double glazing and also has over 5 years' remaining on the new home builders guarantee.

Property Information

We are advised that there is an estate charge that is payable to maintain the communal areas and lawns. The fee works out up to approximately £211 per annum. We understand that the management fees have been paid up to January 2023.

Council Tax Band - D
Energy Efficiency Rating – B85

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.

Glyn-Jones

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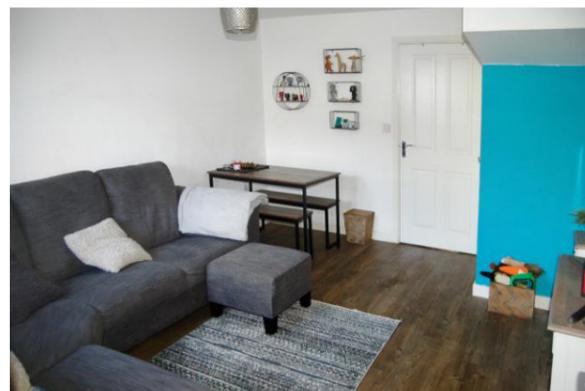
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Situated within a popular modern development which is approximately 1.5 miles north of Littlehampton town centre. Littlehampton has many attractions including delightful river side walks along the River Arun.

The position is also within dose proximity of Morrison's supermarkets and major trunk roads giving access to Worthing and Brighton to the East and Chichester to the West. The historic City of Arundel is within a few miles where many local attractions can also be found. Littlehampton also offers a mainline railway station.



 *South Facing Garden* 