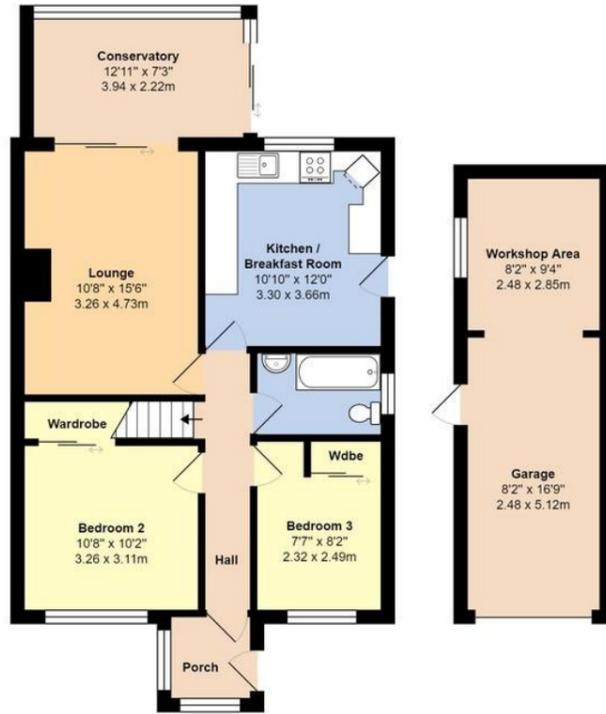




First Floor



Ground Floor

Total Area: 1244 ft<sup>2</sup> ... 115.6 m<sup>2</sup> (Includes Garage & Workshop Area)

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 Jim 2022

## Amberley Close, Littlehampton

£325,000

Glyn-Jones



Glyn Jones and Company are delighted to offer for sale this spacious extended semi detached 'chalet' style bungalow situated within a highly regarded cul-de-sac on the edge of Littlehampton.

The accommodation comprises an entrance porch, a hallway, a spacious lounge with patio doors into a conservatory, a kitchen/breakfast room, three double bedrooms with an en-suite shower room to the first floor master bedroom and a ground floor bathroom. The property could benefit from some cosmetic updating yet does offer gas fired central heating and double glazing.

Outside there is a good sized rear garden which is laid to lawn and benefits from a patio, flower beds and shrubs. There is access into the garage. To the front and side there is a large block paved driveway providing off road parking for a number of vehicles and leads up to a larger than average detached garage which has power.

No forward chain.

Council Tax Band – C  
Energy Efficiency Rating TBC.

Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com



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.

## Amberley Close, Littlehampton

£325,000



The property is located within the highly regarded Amberley Close, 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.



*No forward chain*

