



Total Area: 1023 ft<sup>2</sup> ... 95.0 m<sup>2</sup> (Excludes Garage, Utility & Conservatory)

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

## 21 Larkspur Close, Littlehampton, BN17 6WB £435,000 - Freehold

Glyn-Jones



### Additional Property Information:

Tenure – Freehold

Council Tax Band – E

Energy Efficiency Rating - D

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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An attractive, modern style detached house, pleasantly situated in a small cul-de-sac within the highly regarded Marlborough Place development.

The property offers spacious accommodation which comprises; a lounge/dining room with electric fire place, a ground floor W.C, a modern re-fitted kitchen, two conservatories (one being used as a utility room), four bedrooms (master with an en-suite wet room) and a modern family bathroom. Outside, there is a front garden & driveway leading up to an integral garage, which has power, and a rear garden, which is well enclosed, and benefits from being a low maintenance design.

Additional attributes are; gas central heating via an upgraded boiler and uPVC double-glazing throughout.

There is currently a lift in the property, which runs from the dining room up to bedroom two, this can either stay or be removed on completion.

Internal viewing recommended.

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£435,000 - Freehold



'Marlborough Place' is made particularly popular by virtue of its proximity to Rustington's comprehensive village shopping parade (approx. 1.5 mile), together with being in catchment for the well-respected Summerlea CP school.

Furthermore, Littlehampton's town centre with mainline railway station, plus the picturesque seafront with its vast range of surrounding attractions, can both be found within approximate 2 mile radius.

Notably, access to the A259 is also conveniently close by and provides good links to the larger neighbouring towns of Worthing and Bognor Regis. Bus routes, including the renowned 700 route, operate along nearby Worthing Road.



☁ *Attractive detached house within the popular 'Marlborough Place' development*

