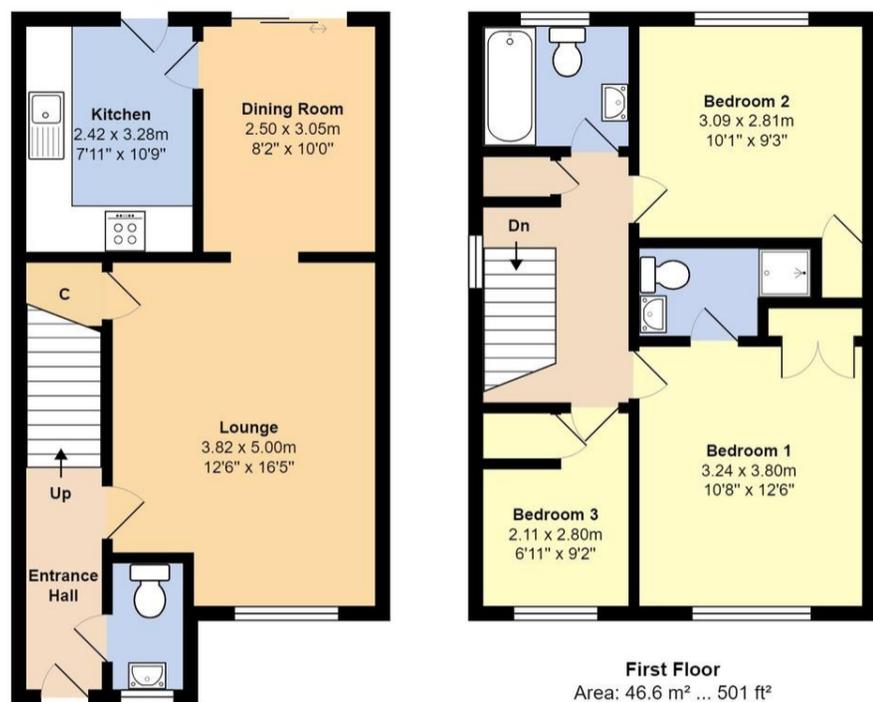


Linnet Close, Littlehampton
£340,000



Ground Floor
Area: 45.7 m² ... 491 ft²

Total Area: 92.2 m² ... 992 ft²

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 2021



Glyn Jones and Company are delighted to offer for sale this well presented end of terrace family house which has been recently redecorated and is situated within a small cul-de-sac.

The accommodation to the ground floor comprises; an entrance hall, a cloakroom, lounge/diner, and a fitted kitchen. To the first floor there are three bedrooms with all rooms benefiting from built in wardrobes and there is also an en-suite shower room to the master bedroom as well as a family bathroom. The property benefits from gas fired central heating and double glazing.

Outside the rear garden is larger than average, which is mainly laid to lawn with a decked area and a pergola. To the side there is a further area laid to patio with a large timber shed. The garden is fully enclosed by timber fencing with a side access gate. To the front there is a low maintenance block paved garden and a garage which has a pitched roof, an up and over door and a driveway for several vehicles.

Council Tax Band - C
Energy Efficiency Rating - C

Glyn-Jones

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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.

Linnet Close, Littlehampton

£340,000



Linnet Close is situated within a modern development to the north of Littlehampton. The town centre and mainline railway station is within 1 mile of the property.

Local supermarkets and shopping precincts can be found within 0.5 miles. Both A259 & A27 are within a few minutes' drive and provide direct links to Arundel, Chichester & Worthing.



Garage and lengthy drive

