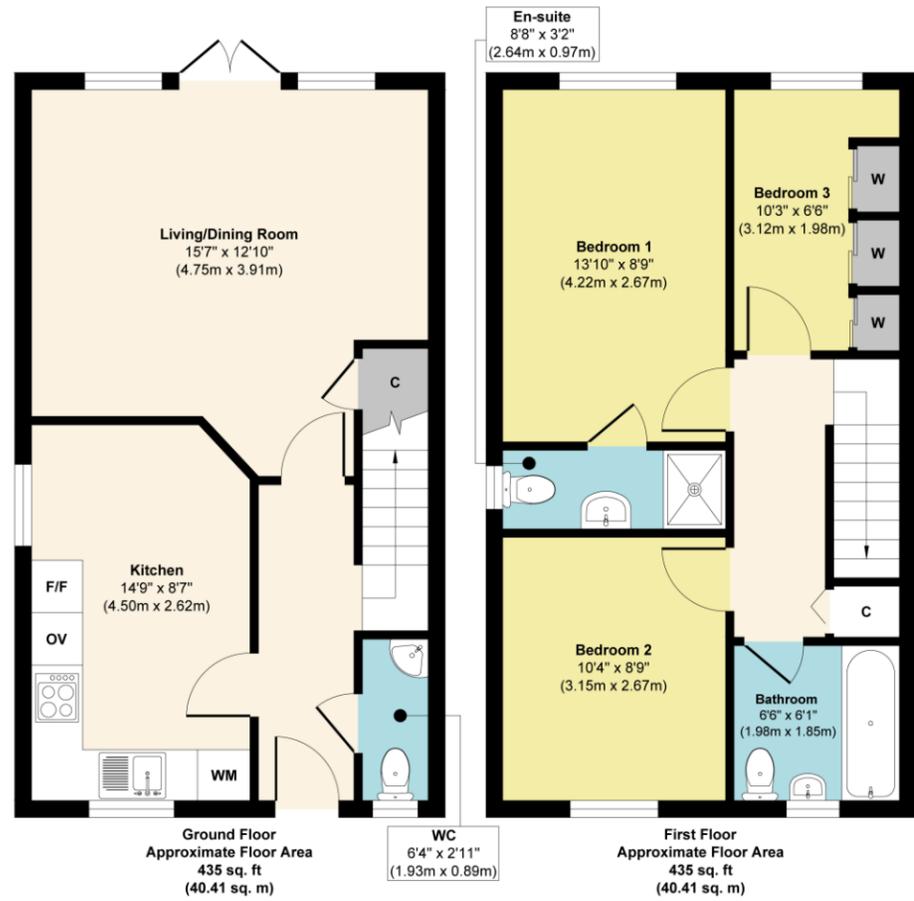


**27 Ernest Fitches Way,  
Littlehampton, BN17 7EP**  
£375,000 - Freehold

**Glyn-Jones**



**Approx. Gross Internal Floor Area 870 sq. ft / 80.82 sq. m**

These plans are for representation purposes only and should be used as such by prospective purchasers. Any measurements scaled from this plan should be treated as approximate and checked on site. Whilst every attempt has been made to ensure the accuracy of these plans no responsibility is taken for any error or omission.  
Pix Media (www.pix.media.co.uk)



Additional Property Information:

Tenure – Freehold

Council Tax Band – C

Energy Efficiency Rating – B

Estate Fee - £220.00 per annum



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.

Glyn Jones and Company are delighted to offer for sale this immaculate semi-detached house situated in a prime position, on the edge of the 'Kingley Gate' development in Littlehampton.

The accommodation in brief comprises; an entrance hall, modern fitted kitchen/breakfast room with integrated appliances, ground floor W.C, bright and spacious lounge with double French doors, three bedrooms, a family bathroom and an en-suite shower room. Outside, there is an attractive rear garden with side access to a private driveway, leading to a detached garage with power.

The garden is partly lawned with a newly laid patio and features an attractive summerhouse with power. The rear garden backs on to an open green space, which is a particularly notable feature. Other benefits are, gas central heating and double-glazing.

No onward chain.

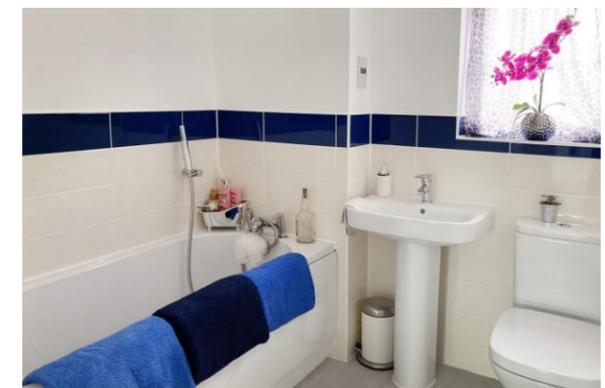
# 27 Ernest Fitches Way, Littlehampton, BN17 7EP - Freehold

£375,000



Ernest Fitches Way is situated within the popular modern development Kingley Gate situated just on the edge of Littlehampton town centre, where its range of shops, banks and eateries can be found within 0.5 miles from the property. Littlehampton also benefits from a mainline railway station providing links to London Victoria.

The River Arun can also be found within half a mile which offers delightful bankside walks and riverside restaurants, as well as the footbridge, which takes you towards West Beach.



*Immaculately Presented and Chain Free*

