



Total Area: 629 ft<sup>2</sup> ... 58.4 m<sup>2</sup>

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

Council Tax Band - C  
Energy Efficiency Rating – B

Estate Charge - £212.81 per annum

We recommend you have this verified by your legal representative at your earliest convenience.

**Glyn-Jones**

Littlehampton Office  
01903 739000  
[www.glyn-jones.com](http://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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**6 Moore Grove, Hampton Park,  
Littlehampton BN17 7GG**  
**£295,000 Freehold**



Glyn Jones and Company are delighted to offer for sale this well presented modern build semi detached house situated within a small cul-de-sac.

The accommodation comprises an entrance hall, a full width kitchen/breakfast room with integral dishwasher, washing machine, fridge/freezer, oven and hob, a spacious lounge, a ground floor cloakroom, two double bedrooms, an en-suite shower room to the master and a bathroom. The property is presented in good clean decorative order throughout and benefits from gas fired central heating, double glazing and the remainder of the builders warranty.

Outside there is a good sized rear garden which is partly laid to lawn and patio. To the front there is an allocated off road parking space.

In our opinion this would make an ideal first time / investment purchase.

No forward chain.

AGENTS NOTE: The photos used were taken prior to current tenancy.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 6 Moore Grove, Hampton Park, Littlehampton BN17 7GG

£295,000 Freehold



*No forward chain*



Moore Grove is situated within the popular Hampton Park 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 close 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.

