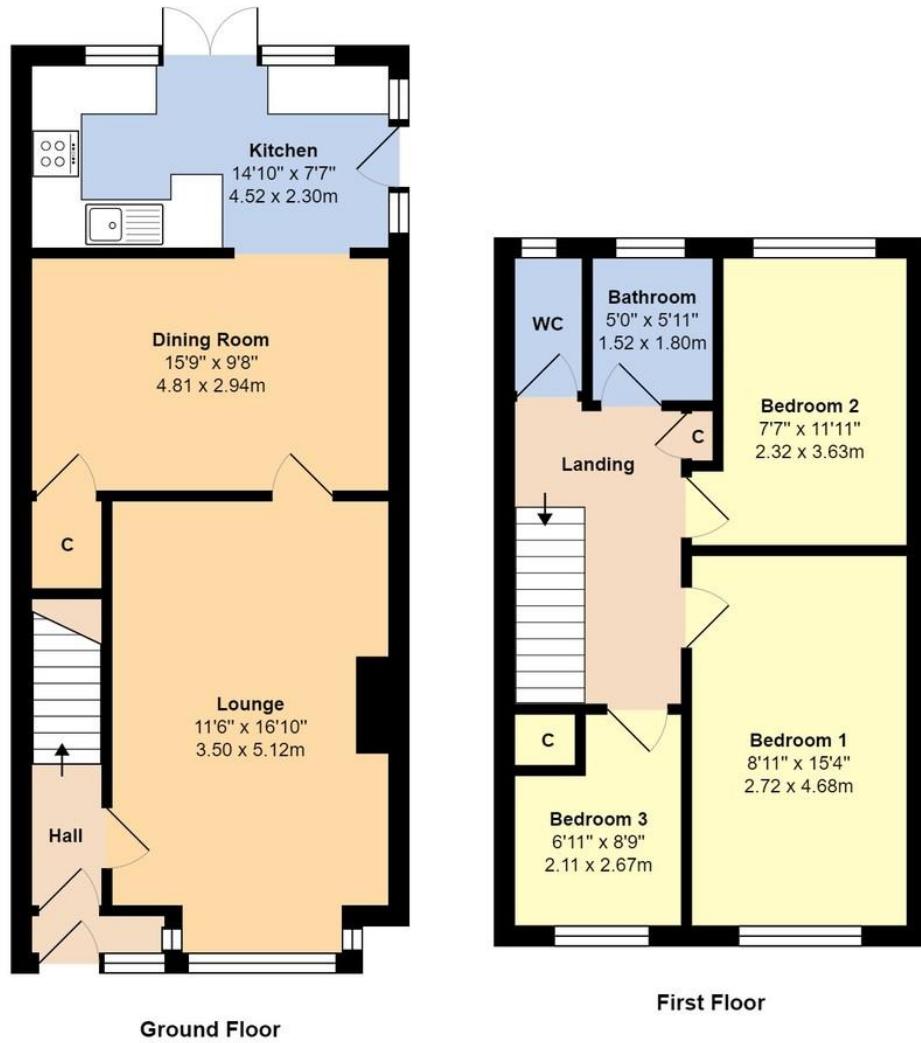




**Colebrook Road, Littlehampton,
West Sussex, BN17 7NL**
£300,000



Total Area: 969 ft² ... 90.0 m²

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



Additional Property Information:

Tenure – Freehold

Council Tax Band – B

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.

Glyn-Jones
Littlehampton Office
01903 739000
www.glyn-jones.com



Glyn-Jones and Company are pleased to offer for sale this extended semi-detached house located within a popular no-through road.

The property offers spacious accommodation comprising; an entrance porch, lounge with bay window, separate dining room, fitted kitchen with integrated oven/hob and fridge, three good sized bedrooms and a family bathroom/WC. Outside, there are front and rear gardens, which are mainly laid to lawn with the rear garden having direct access into a private garage. The front garden could be adapted to off-road parking (subject to planning). Other benefits are, gas central heating via a combination boiler and double-glazing.

In our opinion, the property would make an ideal first time purchase or investment.

Colebrook Road, Littlehampton, West Sussex, BN17 7NL

£300,000

Colebrook Road is conveniently located in a residential area within close proximity to shops, schools and transport links.



 *Direct garage access from rear garden*

