



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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Colebrook Road, Littlehampton, West Sussex, BN17 7NL

£300,000

Glyn-Jones



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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

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.

The number 12 and 700 bus stop can be found nearby, providing links to Littlehampton town centre. Morrison's supermarket is located within a quarter of a mile.

Littlehampton train station is found in the town centre and has train services to London, Brighton, Gatwick Airport and Portsmouth.



 Direct garage access from rear garden

