



Total Approx. Floor Area 967 ft² ... 89.8 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

TENURE - Freehold

Council Tax Band: D

Energy Performance Rating: B

AGENT'S 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.

WITH OVER...



At an Average rating of

4.9/5 ★★★★★



Glyn-Jones & Company
Rustington Office Sales
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2 Littlemead Close, Ecclesden Park

£450,000 - Freehold



- Modern Style Semi-Detached House
- Spacious Living Room
- Family Bathroom
- Gas Central Heating & Double Glazing
- Considerable Driveway
- Three Bedrooms (One En Suite Shower Room)
- Feature Kitchen/Dining Room
- Ground Floor Cloakroom
- Well-enclosed Rear Gardens
- EER: B

An opportunity has arisen to purchase this attractive semi-detached house, pleasantly situated within a small cul-de-sac found on the Ecclesden Park development.

Constructed in 2022 by David Wilson Homes, this bright and spacious property is configured with; three bedrooms, the larger of which benefits from an en suite shower room; a sizeable living room; stylish kitchen/dining room encompassing a range of integrated appliances; family bathroom; and a ground floor cloakroom.

Outside, there is a well-enclosed rear garden laid primarily to lawn, with a secure side gate leading to an extensive driveway enabling ample off-road parking.

Additional attributes include gas central heating; double glazing; contemporary floor coverings; and some feature fitted shutter blinds.

Ecclesden Park is delightfully situated just south of the entrance to the South Downs National Park, and is conveniently positioned for Angmering's picturesque village centre, with its range of local shops and numerous useful amenities.

The location also enables easy access to the A27 to the north and A259 to the south, whilst Angmering mainline railway station, which provides a regular service to London Victoria via Gatwick, can be found in only approximately 2-miles distance.

Estate Fee: we understand that the current 6-monthly charge is £127.60



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