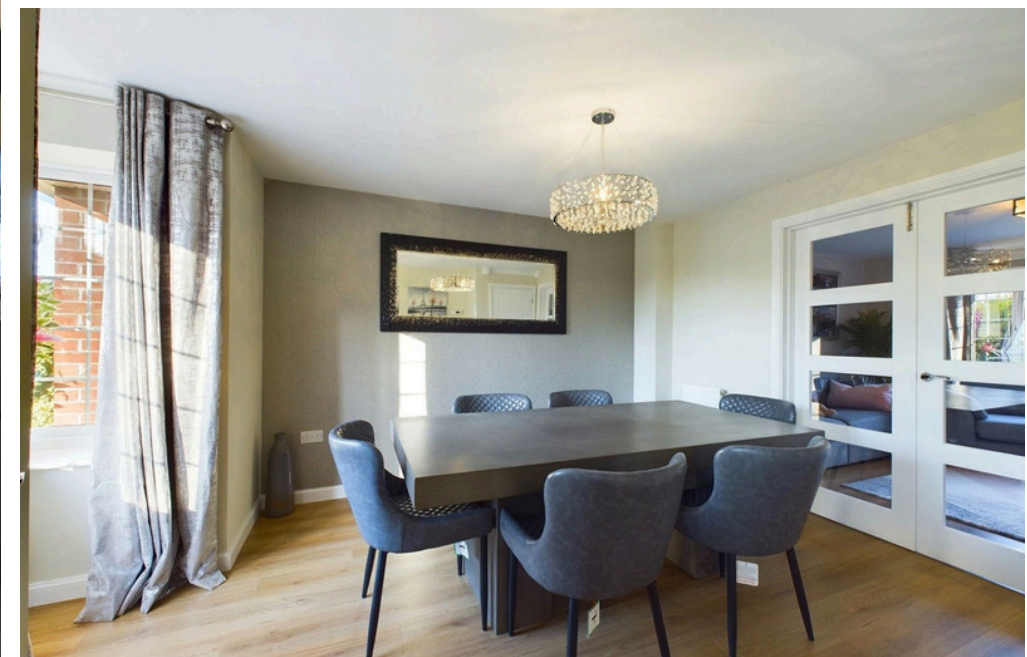
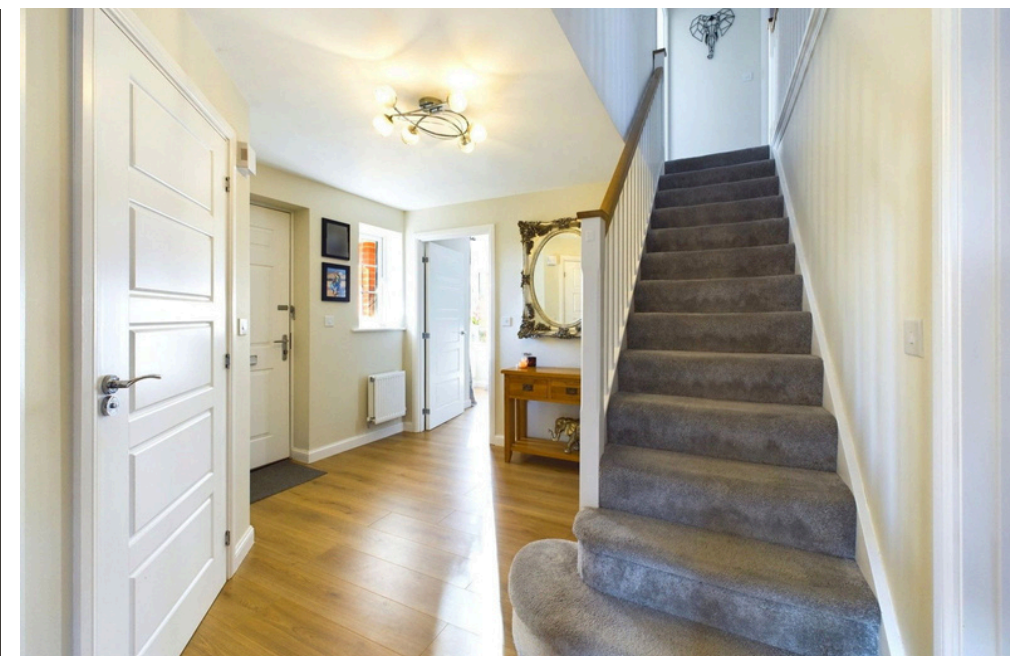




Tatlow Chase, Littlehampton, BN17 7BU
Guide Price £579,950



We are delighted to be able to offer well presented detached house to the market. The property offers four double bedrooms, three bathrooms, two reception rooms, ground floor study, kitchen/ breakfast room, ground floor WC & Utility. The property benefits from a well landscaped rear garden, off road parking, garage and situated in a quiet location with views towards Arundel.



Key Features

- Detached House
- Four Bedrooms
- Three Bathrooms
- Ground Floor WC
- Two Reception Rooms
- Kitchen/ Breakfast Room
- Utility Room
- Off Road Parking & Garage
- Landscaped Rear Garden
- Quiet Location



4 Bedrooms



2 Bathrooms



3 Reception Room

INTERNAL

Front door leading into the entrance hall with access to all ground floor rooms including storage cupboard, ground floor WC and ground floor study. The dual aspect lounge with double doors leading out to the rear garden, double doors leading into the dining room. The dining room offers a bay fronted window and a door back into the entrance hall. The kitchen/ breakfast room offers modern wall and base units with integrated fridge/ freezer, built in eye level double oven, five ring gas hob, wine fridge, integrated dishwasher, sink and drainer. The utility room offers space and plumbing for washing machine and door leading out to the side. On the first floor there are four double bedrooms and a family bathroom. The primary bedroom and the second bedroom both benefit from an ensuite bathroom.

EXTERNAL

To the front there is off road parking and driveway leading to the garage. Timber gate leading to the rear garden. The rear garden has been well landscaped and offers section of the rear garden laid to lawn with patio area surrounding the lawn providing plenty of seating areas and offering a brick built BBQ area. There is also access into the garage via the garden.

LOCATION

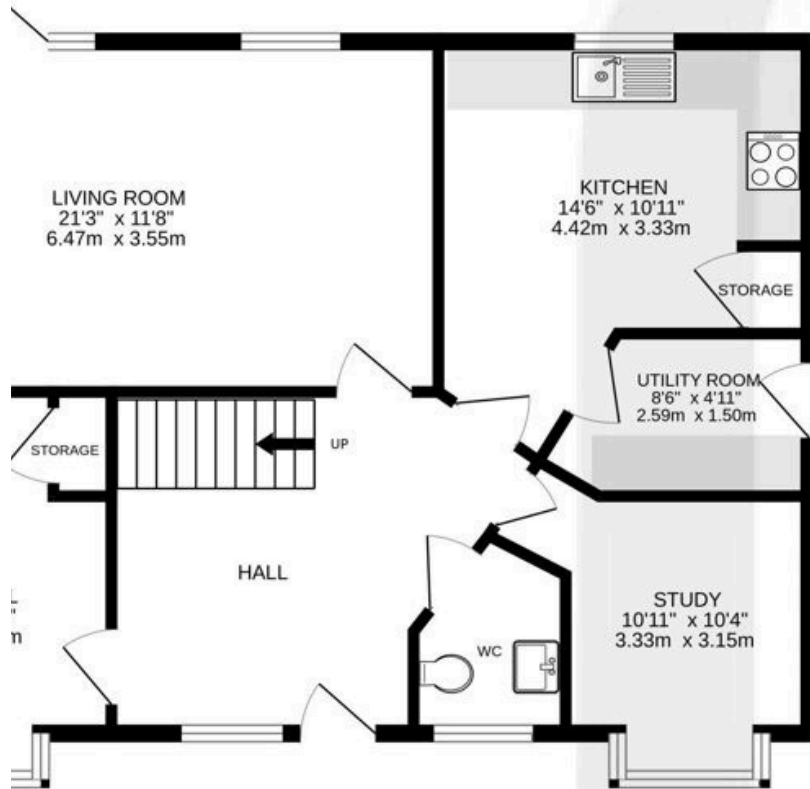
n Tatlow Chase, Littlehampton between the coastal hamlet of Climping and being close to the town centre. Courtwick recreation ground is just a short walk away. The area has lots to offer with sandy beaches, a large seafront greensward, regenerated Harbour and local attractions including Harbour Park. There is an excellent range of restaurants, cafes and pubs. The town itself has a High Street with shopping facilities. Littlehampton Wave Sports and Swimming Centre is located close to the beautiful Mewsbrook Park, which offers a picnic area, boating lake, children's play area, and an excellent café. Popular with people of all ages, the area is well served with schools for all levels. The nearest railway station can be found at Littlehampton with routes to London Victoria & Brighton.

COUNCIL TAX BAND

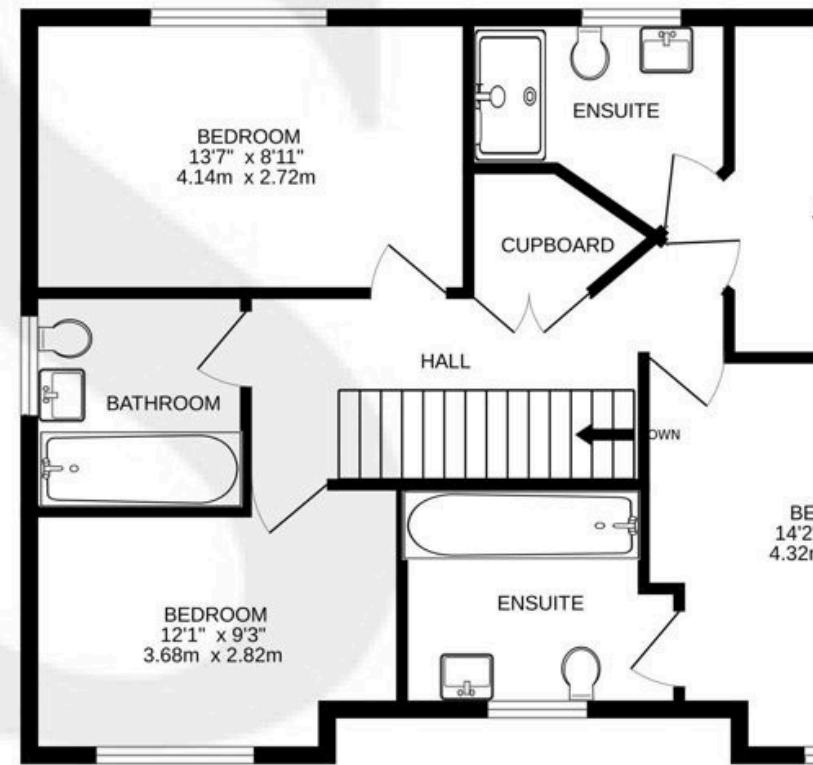
F



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 151 sqm)

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.