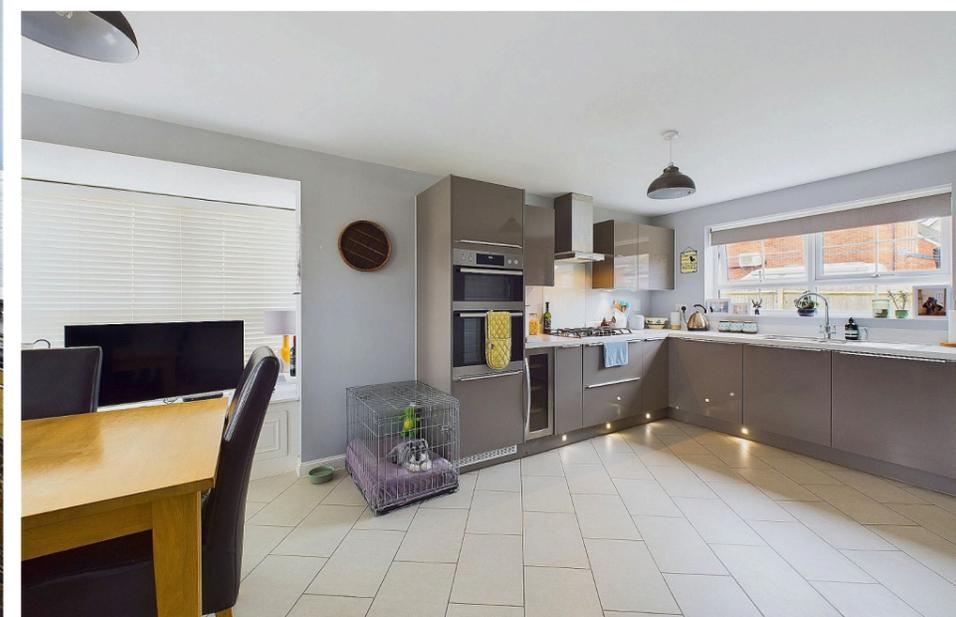
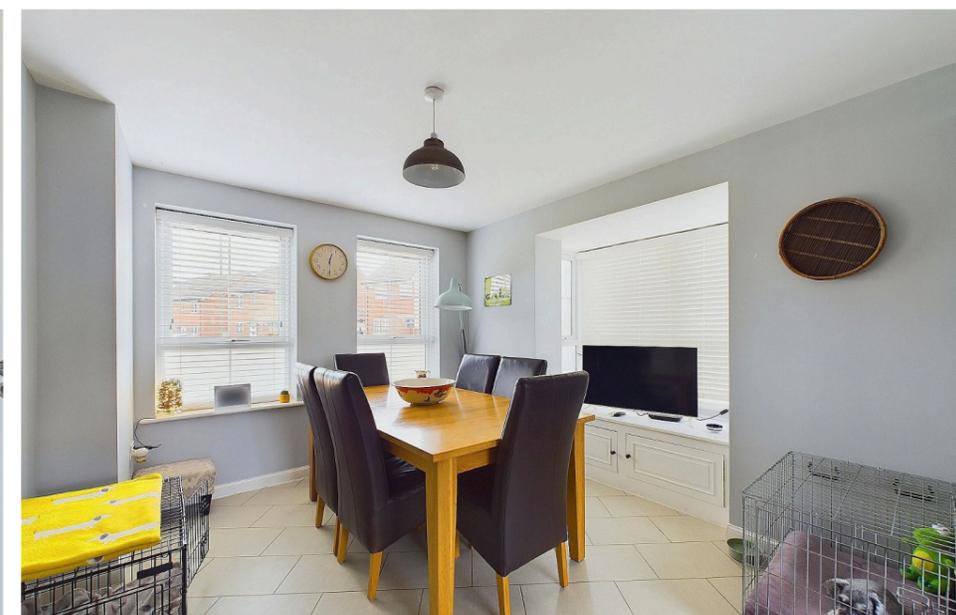




Ernest Fitches Way, Littlehampton, BN17 7EP
Offers Over £440,000



We are delighted to offer for sale this modern four bedroom detached home in the popular Kingley Gate development, featuring two bathrooms, large kitchen breakfast room, West facing garden and garage to the rear. The property offers modern living and views to the front onto fields and greenery.



Key Features

- Detached
- Four Bedrooms
- No Onward Chain
- Modern Kitchen/Breakfast Room
- Two Bathrooms
- Utility Room
- West Facing Garden
- Garage
- Parking
- Remainder of Builders Warranty



4 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Private front door leading into the entrance which offers access to all rooms, and storage cupboard. The lounge/dining room offers a bay fronted window with original wooden parquet flooring and access to a good size storage cupboard. The kitchen offers wall and base units with spaces for all appliances, sink, drainer, hob, eye level oven, larder, door leading out to the conservatory. The current vendors do have planning permission to extend the kitchen, please ask for more information. The conservatory has double doors leading out to the rear garden. The primary bedroom offers a bay fronted window with sliding doors out to the rear garden. Bedroom two benefits from built in wardrobes. The bathroom comprises of tiled flooring, wash hand basin with hand made timber vanity unit, mirror with light surround, step up to the walk in shower with glass screen and waterfall shower head, freestanding bath with freestanding taps and shower attachment. The bathroom also benefits from access to the airing cupboard. The WC is separate and is located at the end of the hallway.

Additional Information

The development is subject to an estate charge which is approximately £220 per annum.

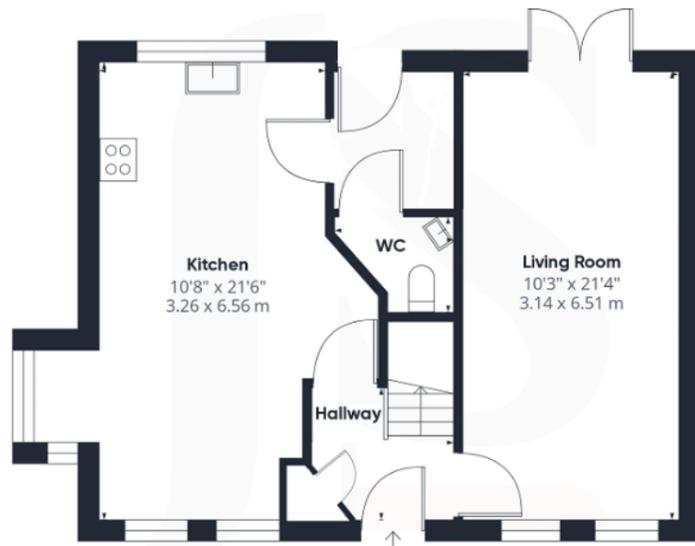
EXTERNAL

The property is in a fantastic position on the edge of the development with views to the front, the property is accessed via a pedestrian walkway, it has a small front shingled front garden area on both sides of the front door. This family home features a lovely West facing garden mainly laid to lawn with raised decking area to soak up the evening sun and enjoy alfresco dining with family and friends, a patio path leads to the garage with an up and over door and parking to the front.

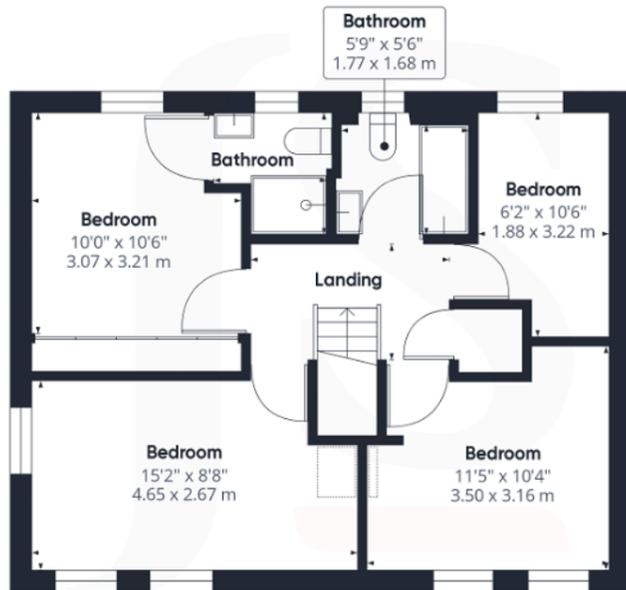
LOCATION

In Ernest Fitches Way, Kingley Gate on the edge of Littlehampton. Courtwick recreation ground is just a short walk away. Littlehampton 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 E

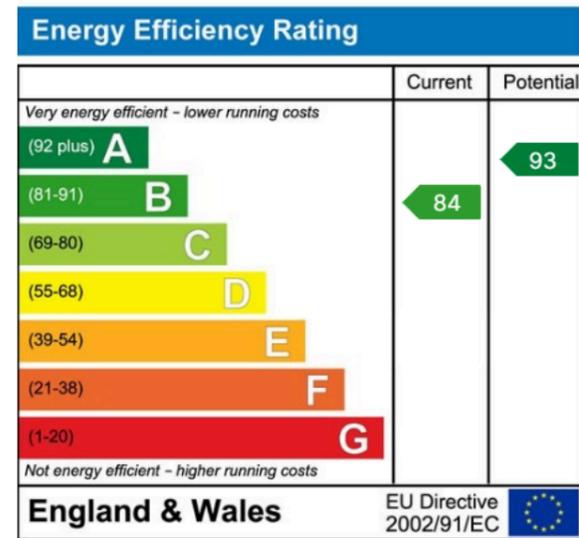




Floor 0



Floor 1



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Property Details:

Floor area (as quoted by EPC): 113 sqm

Tenure: FREEHOLD

Council tax band: E

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.

