

Freehold £290,000

Pengelly Gardens, Littlehampton BN17 7BD



- Two Storey, Two Bedroom, Mid Terrace House
- High Performance Glazing
- South East Facing Rear Garden
- Approx. 816 Sqft Gross Internal Area
- Bathroom plus Downstairs Cloakroom
- Two Parking Spaces

GENERAL DESCRIPTION

This mid-terrace house is part of a development of similar properties, built in a traditional style but with the energy-efficiency benefits that modern insulation standards and high performance glazing offer. On the ground floor there is a full-length (approx. twenty eight foot), open-plan reception room with large windows at either end and a spacious kitchen area with attractive units. A door leads to a small rear hallway which provides access to a cloakroom as well as to the south-east-facing garden. Upstairs are two spacious bedrooms and a family bathroom. The house comes with parking for two cars and Littlehampton town centre and railway station can also be easily reached by bike.

Tenure: Freehold.

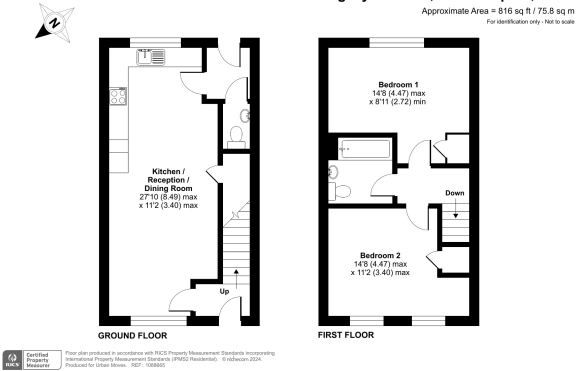
Service Charge: £20.22 per month (subject to annual review).

Council Tax: Band C, Arun District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

Pengelly Gardens, Littlehampton, BN17
Approximate Area = 816 sq ft / 75.8 sq m
For information only - Not to scale



DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception

27' 10" max. x 11' 2" max. (8.48m x 3.40m)

Kitchen

included in reception measurement

Rear Hall

Cloakroom

FIRST FLOOR

Landing

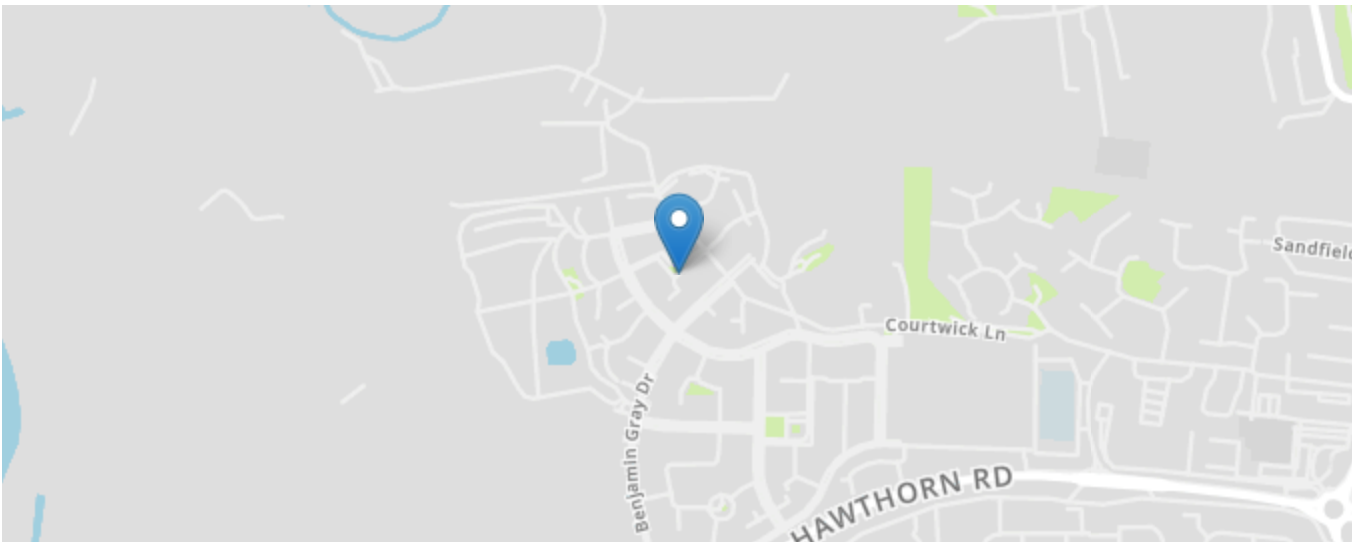
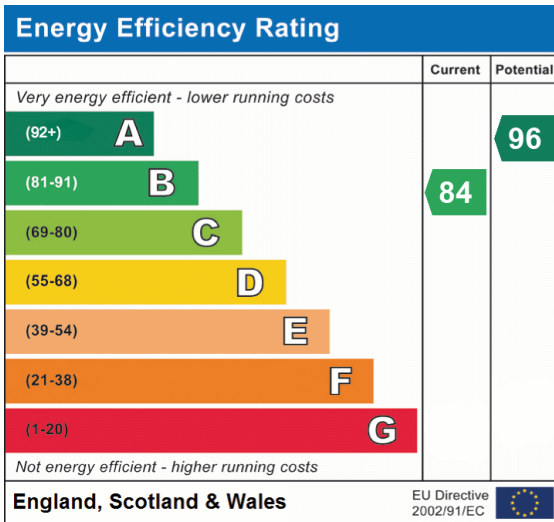
Bedroom 1

14' 8" max. x 8' 11" min. (4.47m x 2.72m)

Bathroom

Bedroom 2

14' 8" max. x 11' 2" max. (4.47m x 3.40m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.