



17 Buttermere Way, Littlehampton, West Sussex, BN17 6SX

Asking Price £270,000

- Two Bedroom End of Terrace House
- Two Allocated Parking Spaces
- Southerly Rear Garden
- Cul De Sac Location
- Popular Beaumont Park Location
- 10'04 Glazed Roof Conservatory
- 10'08 Kitchen
- 14'04 Lounge
- Two Double Bedrooms
- New Double Glazing (2022)

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Two-bedroom end-of-terrace house situated in the highly sought-after Beaumont Park location. Nestled in a tranquil cul-de-sac, this delightful property offers a perfect blend of comfort and convenience.

A spacious 14'04" lounge, ideal for relaxing and entertaining. The property boasts a modern 10'08" kitchen, well-equipped for all your culinary needs.

One of the highlights of this home is the 10'04" glazed roof conservatory, providing an excellent additional living space with abundant natural light, perfect for enjoying the garden views throughout the year.

The house features two double bedrooms, ensuring ample space for family, guests, or even a home office. The southerly rear garden is a true gem, offering a sunny and private outdoor retreat.

Practical features include new double glazing installed in 2022, enhancing energy efficiency and comfort. Additionally, the property benefits from two allocated parking spaces, ensuring convenience for you and your visitors.

Don't miss the opportunity to make this wonderful house your new home. Schedule a viewing today and experience the charm and convenience of Beaumont Park living.



Council Tax Band: C

Tenure: Freehold



LOUNGE

14'4" x 11'5"

CONSERVATORY

10'4" x 6'11"

KITCHEN

10'8" x 7'11"

BEDROOM ONE

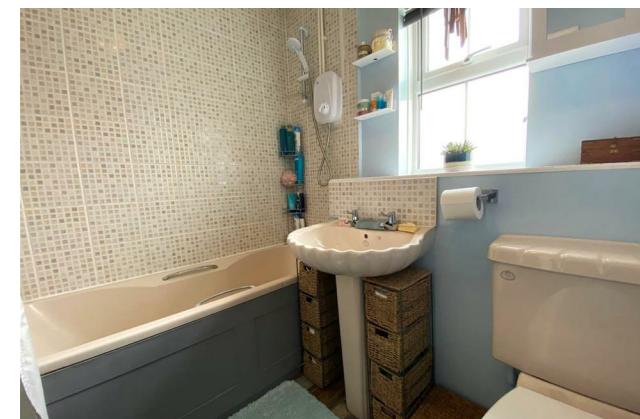
11'6" x 9'1"

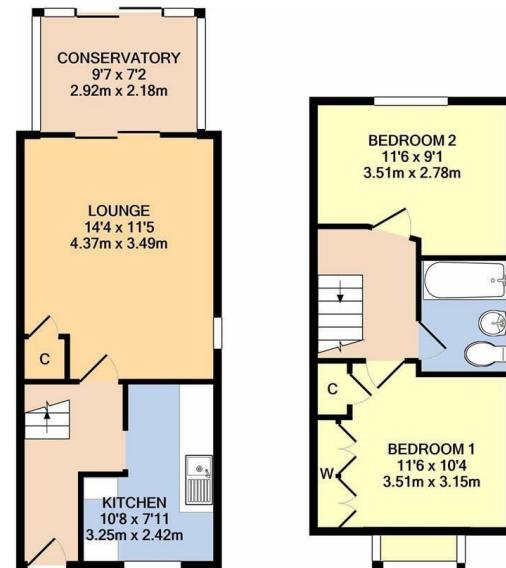
BEDROOM TWO

11'4" x 8'10"

BATHROOM

6'9" x 5'6"



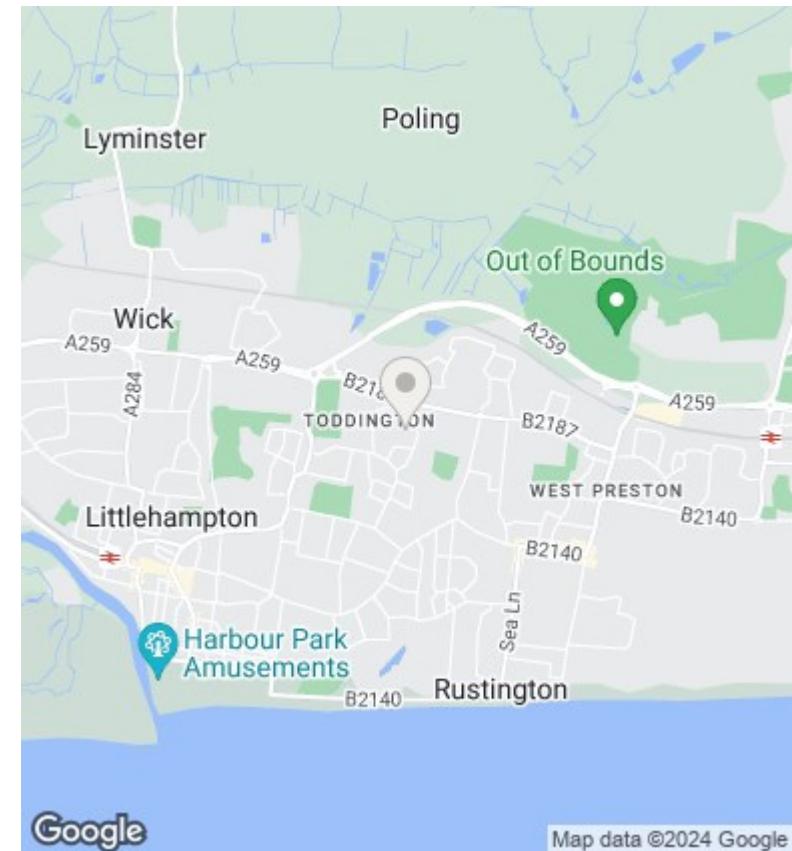


GROUND FLOOR
APPROX. FLOOR
AREA 354 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	68	
(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		

Map data ©2024 Google

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.

Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.