



8 Moore Grove, Wick, Littlehampton, BN17 7GG

£274,000

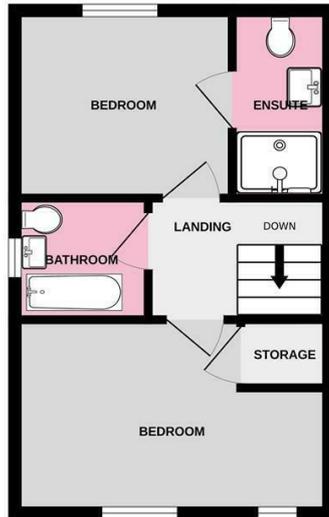
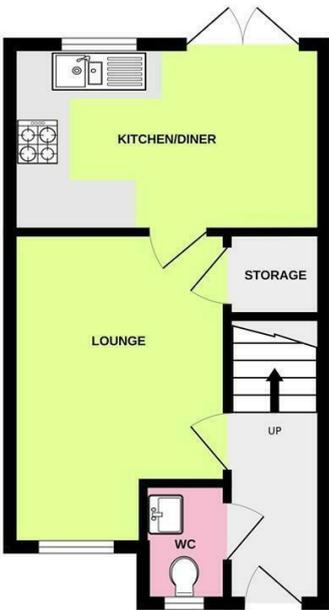
Tenure Freehold

- Two Bedroom Semi Detached House
- Off Road Parking
- Separate 15'02 Lounge
- GF Cloakroom
- Very Well Presented Throughout
- Popular Hampton Park Development
- Cul De Sac Location
- 12'08 Kitchen Overlooking Garden
- En Suite Bedroom
- Remainder Of NHBC Certificate



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.
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Description

Modern Two Bedroom Semi Detached House * Popular 'Hampton Park' Development * Off Road Parking * Cul De Sac Location * 15'02 Lounge * 12'08 Kitchen With Integral Appliances, Overlooking Garden * Ground Floor Cloakroom * En Suite Bedroom * Very Well Presented Throughout * Remainder Of NHBC Certificate* • Viewing Highly Recommended!

Council Tax Band: C

EPC Rating: B 82

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		82	
(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	

LOUNGE

15'2" x 9'5"

KITCHEN/BREAKFAST ROOM

12'0" x 8'0"

BEDROOM

12'9" x 8'6"

BEDROOM

9'10" x 8'2"

BATHROOM

6'3" x 5'6"

ENSUITE

8'2" x 2'6"

Estate Charge
Approx. £250pa

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.

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.