



## 43 Buttermere Way, Littlehampton, BN17 6SX

£325,000

- Three Bedroom End of Terrace Family Home
- West Facing Rear Garden
- 15'9 x 14' 8 Lounge/Diner with Doors Leading to the Garden
- Viewing Highly Recommended
- Popular 'Beaumont Park' Location
- Nestled in a Culdasac
- Modern Style Kitchen
- 17'7 Adjacent Garage with Driveway Parking
- 12'09 x 9'01 Master Bedroom with Fitted Wardrobes
- Ground Floor W/C



# 43 Buttermere Way, Littlehampton BN17 6SX

A charming end terrace house nestled in the popular 'Beaumont Park' location. This delightful property boasts a spacious 753 sq ft layout, perfect for comfortable living.

A cosy lounge/diner measuring an impressive 15'9 x 14'8, offering ample space for relaxation and entertaining. The large windows flood the room with natural light, creating a warm and inviting atmosphere.

The property features 3 bedrooms, including a generous 12'09 x 9'01 master bedroom complete with fitted wardrobes.

One of the highlights of this home is the west-facing rear garden, ideal for enjoying sunny afternoons and al fresco dining.

The 17'7 adjacent garage with power & light, also provides driveway parking.

Located in a quiet cul-de-sac, this property offers a peaceful retreat from the hustle and bustle of everyday life. Whether you're a first-time buyer or a growing family, this house has something for everyone.

Don't miss out on the opportunity to make this house your home sweet home in Littlehampton. Book a viewing today and start envisioning the wonderful memories you could create in this lovely abode.

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Council Tax Band: C

Tenure: Freehold



### KITCHEN

14'08 x 15'09

### LOUNGE/DINING ROOM

14'08 x 15'09

### W/C

6'05 x 2'10

### BEDROOM ONE

12'09 x 9'01

### BEDROOM TWO

8'11 x 7'11

### BEDROOM THREE

8'11 x 6'06

### BATHROOM

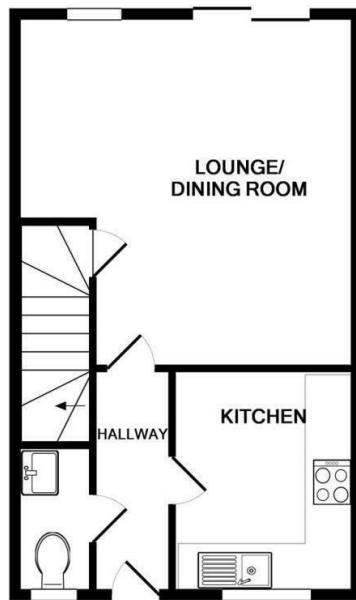
6'08 x 5'04

### GARAGE

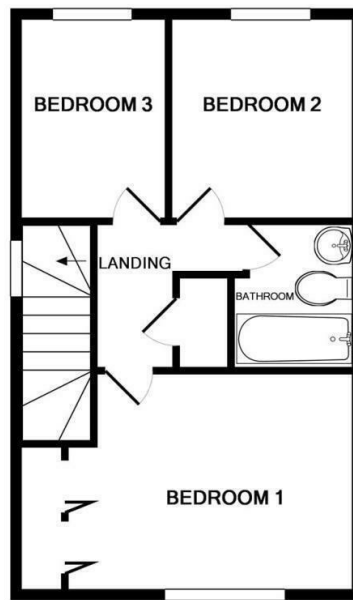
8'05 x 17'7





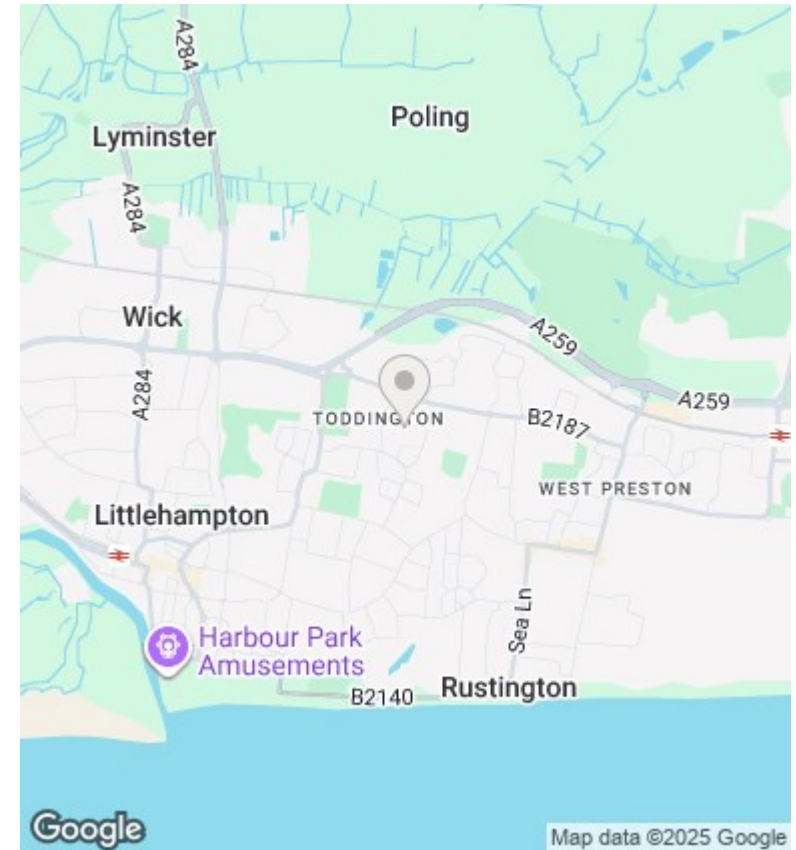


GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.