



26 Beaton Avenue, Littlehampton, BN17 7SL

£375,000

- Stunning Modern Town House Built By Bovis Homes
- South Facing Rear Garden
- Driveway Parking
- Viewing Highly Recommended!
- Substantial Accommodation Spread Over Three Storeys
- 14'3 x 13'10 Master Bedroom With En Suite
- 14'3 x 13'10 Lounge With Juliet Balcony
- Feature 20'6 Kitchen/Dining Room With Doors To Garden
- Utility Room/Ground Floor Cloakroom
- Popular 'Hampton Park' Development

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Council Tax Band: D



KITCHEN/DINER

20'6" x 14'3"

FIRST FLOOR LOUNGE

14'3" x 13'10"

UTILITY & GROUND FLOOR CLOAKROOM

6'4" x 5'4"

BEDROOM ONE

14'3" x 13'10"

ENSUITE

6'9" x 6'4"

BEDROOM TWO

14'4" x 9'3"

BEDROOM THREE

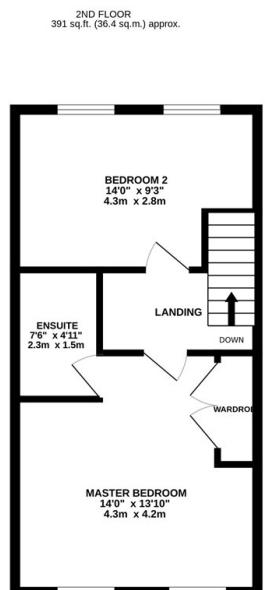
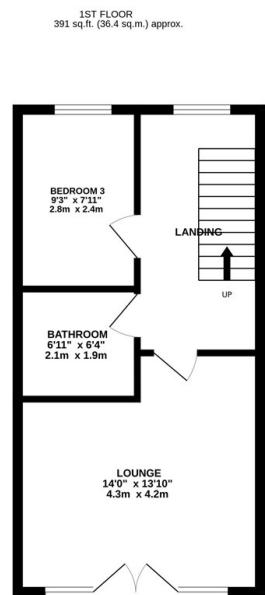
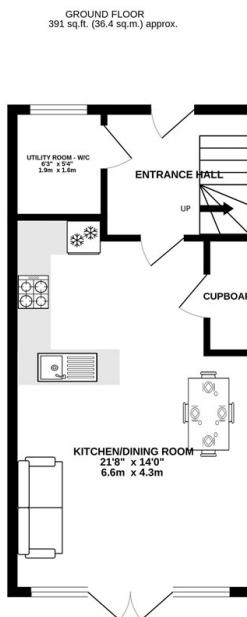
9'3" x 7'11"

FIRST FLOOR BATHROOM

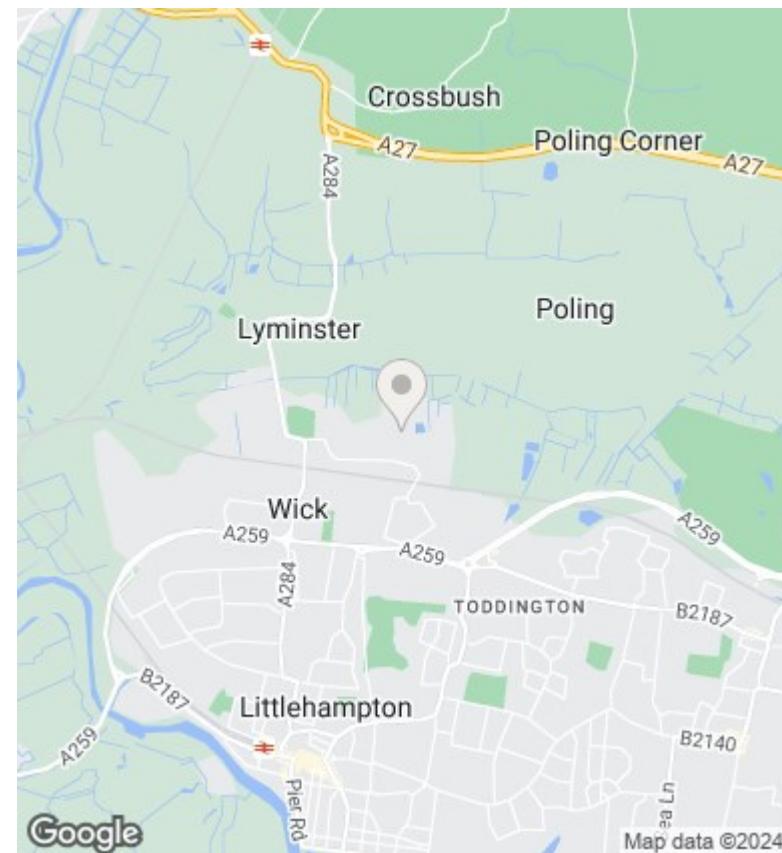
6'9" x 6'4"

EPC RATING -B

COUNCIL TAX BAND-D



THREE BEDROOM TOWN HOUSE
TOTAL FLOOR AREA: 1174 sq ft (109.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of these floor plans, 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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Directions

Viewings

Viewings by arrangement only. Call 01903 719333 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	97
(81-91)	B	87
(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