

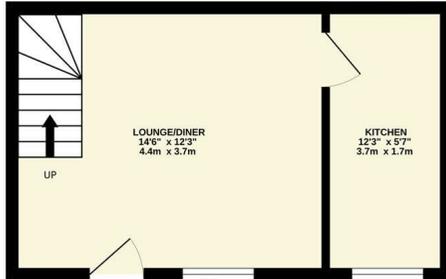


## 1 Dukes Court, Duke Street, Littlehampton, BN17 6EU

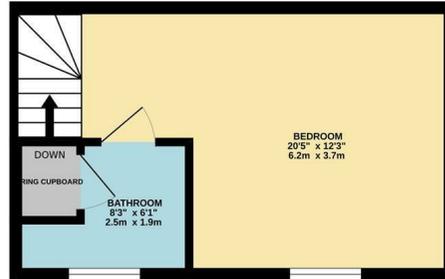
£900 Per Month

- Available Mid April
- 17'7 Double Bedroom
- Patio Courtyard To Front
- Viewing Slot FRIDAY 13TH MARCH
- Town Centre Location
- Separate Kitchen
- Semi Detached House
- Convenient Location Close To Shops & Train Station
- White Bathroom Suite With Shower Over Bath

GROUND FLOOR  
247 sq.ft. (22.9 sq.m.) approx.



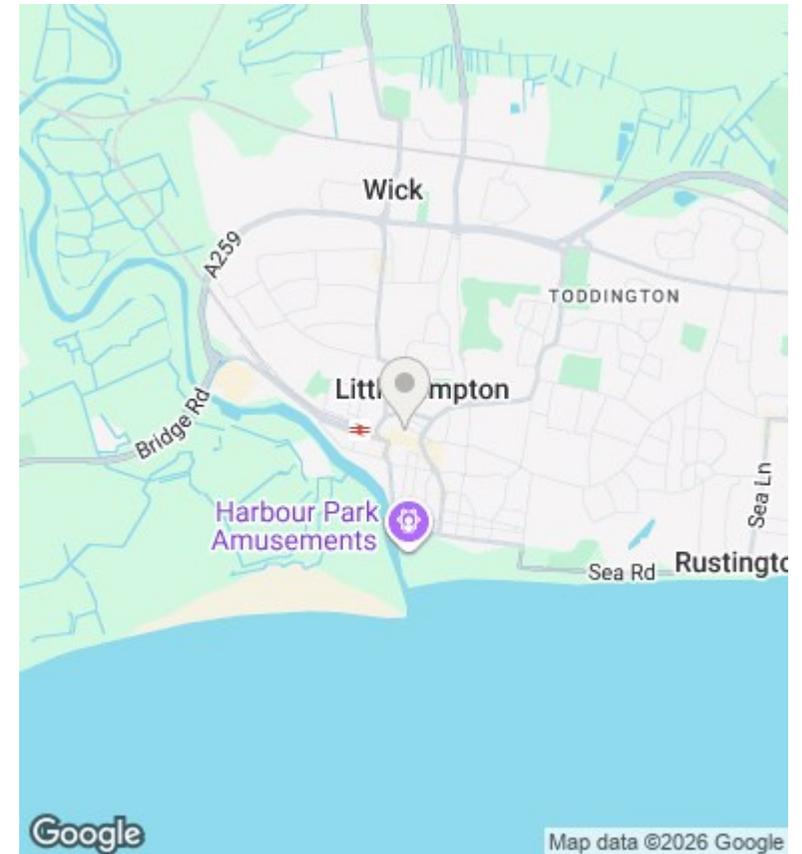
1ST FLOOR  
247 sq.ft. (22.9 sq.m.) approx.



1 BEDROOM HOUSE

TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.

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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## Directions

## Viewings

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

## Council Tax Band

B

## EPC Rating:

E

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