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BRITISH PROPERTY AWARDS 2021 - 2022 GOLD WINNER LETTING AGENT IN LITTLEHAMPTON

BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN LITTLEHAMPTON

16 Swanbourne Road, Wick, Littlehampton, BN17 6HS

Guide Price £400,000

- Four Bedroom Semi Detached Chalet Bungalow
- Stunning Open Plan 22'0 x 14'9 Kitchen/Lounge/Diner
- Viewing Highly Recommended to Appreciate Space and Quality on Offer
- Recently Refurbished Throughout Finished with a Stylish and Contemporary Feel Throughout
- Popular Residential Location
- Chain Free
- Driveway Parking
- Ground Floor Family Bathroom & Separate First Floor Shower Room

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16 Swanbourne Road, Littlehampton BN17 6HS

-Guide Price £400,000 to £425,000-
Four-bedroom semi-detached chalet bungalow, situated in a popular residential location and offered to the market chain free.

Recently refurbished throughout, the property has been thoughtfully finished with a stylish and contemporary feel, creating a superb home that is ready to move straight into.

A particular highlight is the impressive 22'0 x 14'9 open-plan kitchen/lounge/diner, providing a fantastic sociable space for both everyday living and entertaining. The generous proportions continue throughout the property, with four bedrooms offering excellent versatility for family living, guests or working from home.

The accommodation is further complemented by a ground floor family bathroom and a separate first-floor shower room, providing practicality for modern family life.

Outside, the property benefits from driveway parking to the front, and the well-maintained rear garden is predominantly laid to lawn and complemented by a spacious timber-decked seating area, providing an ideal space for outdoor dining and entertaining

Viewing is highly recommended to fully appreciate the space, quality and contemporary finish this impressive home has to offer.

4 2 1 C 74

Council Tax Band: C

Tenure: Freehold

KITCHEN/LOUNGE/DINER
22 x 14'9

BEDROOM ONE
11'6 x 9'6

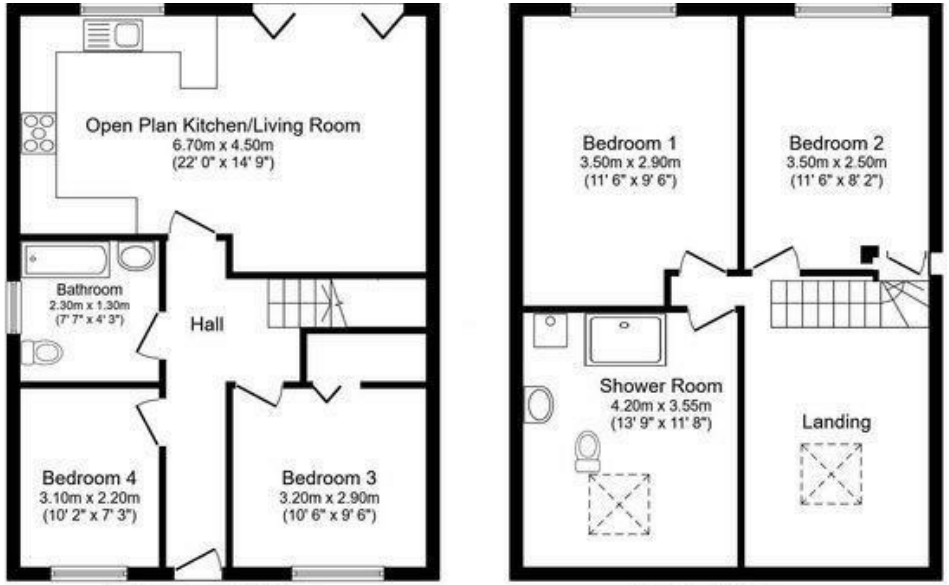
BEDROOM TWO
11'6 x 8'2

BEDROOM THREE
10'6 x 9'6

BEDROOM FOUR
10'2 x 7'3

GROUND FLOOR BATHROOM
7'7 x 4'3

FIRST FLOOR SHOWER ROOM
13'9 x 11'8

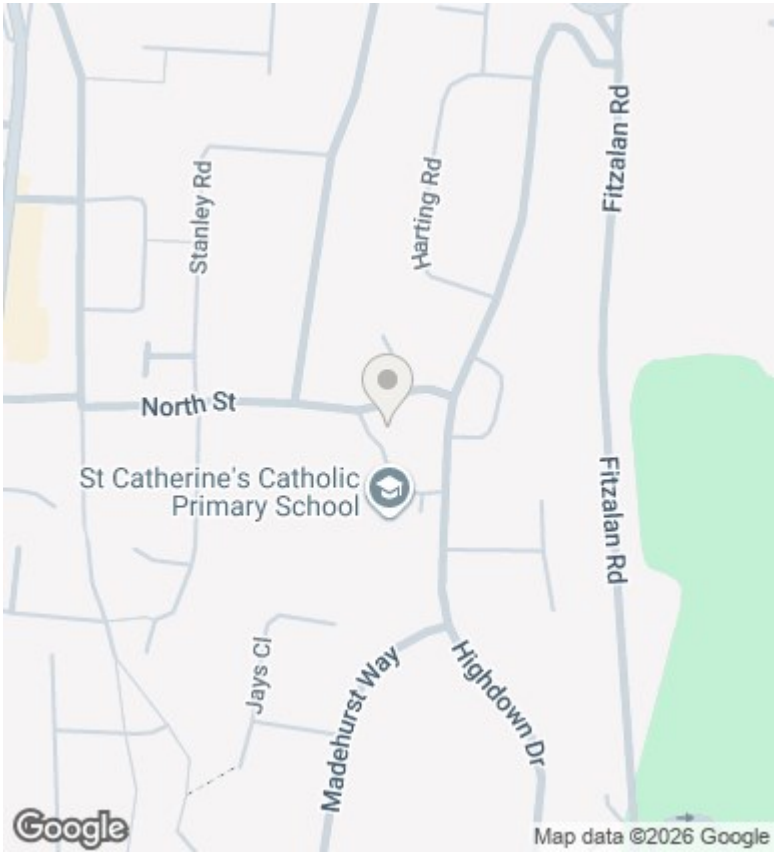


Ground Floor
Floor area 60.9 m² (655 sq.ft.)

First Floor
Floor area 61.6 m² (663 sq.ft.)

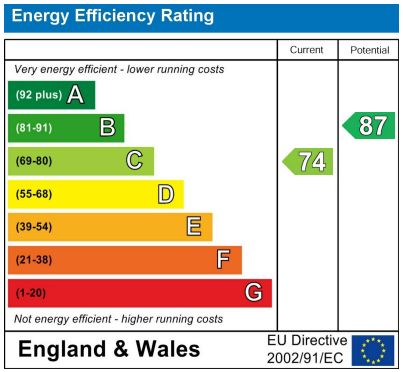
TOTAL: 122.4 m² (1,318 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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 restuarants 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.

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