

# 2 Bed Property for sale in Littlehampton (2550 GBP)



Location **South East, West Sussex**  
<https://www.freeadsz.co.uk/x-536407-z>

A brand newly converted 2-bedroom property over 2 floors, with private rear garden, new carpet/vinyl flooring through, new central heating system, newly fitted kitchen/bathrooms, full rewire, new windows/doors.

Enclosed porch with new UPVC Composite front door and adjacent bin stores leading to Kitchen 12' 2" x 10' 9" (3.7m x 3.3m) Measurements include built-in units. Matching range of cream gloss wall and base units, square stainless steel-edged work surfaces, single bowl sink unit, built in Bosh oven, hob and extractor, space for fridge/freezer, small dining space, radiator, vinyl tile effect flooring, new double-glazed window overlooking Linden Park with doors leading to lounge and Office/Additional dining space 9' 10" x 6' 7" (3m x 2m) Wall mounted gas fired central heating boiler installed in 2017 and sockets for desk space, new upvc glazed back door leading to rear garden and door leading to

Cloakroom/Utility 6' 7" x 3' 7" (3m x 1.1m) White ceramic wc with vanity unit sink, radiator, vinyl tile effect flooring and space/plumbing for washing machine

Lounge 14' 9" x 10' 9" (4.5m x 3.3m) Measurements include staircase including understairs cupboard. New double-glazed window overlooking Linden Park, radiator, new carpet. Door to understairs storage cupboard with consumer unit

Stairs leading to 1st floor hallway

Carpeted throughout, radiator, doors to master bedroom, family bathroom and second bedroom.

Bedroom One 10' 9" x 7' 10" (3.3m x 2.4m) New south facing double glazed window to bay, radiator, carpeted

Bathroom 5' 11" x 9' 2" (1.8 x 2.8m) White ceramic wc, pedestal basin, bath with shower screen and chrome level railings. White effect floor.

Staircase to 11' 7" x 6' 3" (3.5m x 2.2m) New double glazed window overlooking Linden Park.

Private rear garden, part paved, enclosed access, access to kitchen, lawn and shed for bike storage.

### Early Bird Viewing Important Information

This property is currently being marketed off plan as conversion works continue. It is anticipated that the property will be available to view, August 2017 and any interested parties will be offered an early bird

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viewing slot. As the property is being marketed by the owners REMS Property Ltd, any sale will be dealt with direct, without Estate Agents.

If you are interested, please contact Sarah O'Brien to be added to the open day invitation list, once the property is ready to.