

# 3 Bed Property for sale in Littlehampton (2800 GBP)



**FOR SALE BY OWNER**

NEWLY CONVERTED AND REFURBISHED 3 BED PROPERTY WITH NEW GAS CENTRAL HEATING, COMPLETE REWIRE, NEW UPVC WINDOWS/DOORS, KITCHEN, BATHROOM, WC, CARPETS, VINYL & PRIVATE FRONT/REAR GARDENS

**Guide Price £280,000**

**REMS PROPERTY LTD**  
 remspropertyltd.co.uk  
 01903 743169

Location **South East, West Sussex**  
<https://www.freeadsz.co.uk/x-537653-z>

A brand new converted 3 bedroom property over 3 floors, with front and rear gardens, new carpet/vinyl flooring through, new central heating system, newly fitted kitchen/bathrooms, full rewire, new windows/doors.

New UPVC Composite front door with porch over and adjacent bin stores leading to Entrance hallway With doors to kitchen, lounge, cloakroom, and stairs leading to first floor. Vinyl tile effect flooring

Kitchen 15' 1" x 8' 2" (4.6m x 2.5m) Measurements include built-in units. Matching range of cream gloss wall and base units, square stainless steel edged work surfaces, 1.5 bowl sink unit, built in Bosh oven, hob and extractor, space for fridge/freezer, small dining space, radiator, vinyl tile effect flooring, wall mounted gas fired central heating boiler installed in 2017, new double glazed window and new double glazed French doors leading to rear garden

Cloakroom 6' 5" x 3' 2" (2m x 1m) Back to wall wc with vanity unit sink, radiator, vinyl tile effect flooring  
 Lounge 14' 9" x 13' 1" (4.5m x 4m) Measurements include bay window but exclude understairs cupboard. New double glazed windows to bay, radiator, new carpet and feature fireplace. Door to understairs storage cupboard with consumer unit

Stairs leading to 1st floor hallway  
 Carpeted throughout with new double glazed window overlooking Linden Park at first floor level in stairwell, radiator, staircase to second floor, further understairs cupboard, doors to master bedroom, family bathroom and third bedroom.

Bedroom 2 (1st Floor) -9' 8" x 14' 7" (3m x 4.5m) Measurements include bay window, new double glazed

windows to bay, radiator, carpeted  
 Bedroom 1 (2nd Floor) - 12' 2" x 11' 5" (3.7m x 3.6m) Bay window, radiator, vinyl tile effect flooring, new double glazed window overlooking Linden Park  
 Bedroom 3 (2nd Floor) - 13' 8" x 11' 5" (4.2m x 3.5m) New double glazed window overlooking Linden Park  
 Stairs leading to 2nd floor bedroom

Fully carpeted stairwell with new double glazed window overlooking Linden Park leading to  
 Bedroom 1 (2nd Floor) - 13' 8" x 11' 5" (4.2m x 3.5m) New double glazed window overlooking Linden Park  
 carpeted throughout built in wardrobe cupboard and eave storage cupboard.  
 Externally Front garden laid with slabs and mature shrubs. Rear garden part paved with gated access from rear alleyway. Small lawn area and shed for bike storage.



Front Elevation Facing East Ham Road



Side Elevation facing Linden Park

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### 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 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.