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## Description

Robert Luff & Co are pleased to present this modernised two double bedroom end terrace house located in a quiet area in Littlehampton. Upstairs accommodation includes two double bedrooms (one with built in wardrobes) and bathroom. Downstairs has been converted to an open plan living setup with lounge / kitchen / diner and further reception room (currently used as an office space). The property also benefits a west facing rear garden, pitched roof garage with hard standing to the front, double glazing and gas fired central heating.



## Key Features

- End Terrace House
- Well Presented
- Modern Kitchen
- EPC - C
- Council Tax Band - B
- Two Double Bedrooms
- West Garden
- Garage
- Freehold





**Entrance Hall**

**Living Area**  
6.31 x 4.77 (20'8" x 15'7")

**Kitchen Area**  
3.77 x 3.31 (12'4" x 10'10")

**Lounge**  
4.77 x 3.0 (15'7" x 9'10")

**Reception**  
4.74 x 1.65 (15'6" x 5'4")

**First Floor Landing**

**Bedroom One**  
2.66 x 4.58 (8'8" x 15'0")  
Measurements to include built in wardrobe

**Bedroom Two**  
2.03 x 3.69 (6'7" x 12'1")

**Bathroom**  
2.93 x 1.66

**Rear Garden**

West facing, mainly laid to lawn, fenced surround, side gate giving access to rear.

**Front Garden**

Patio area overlooking the green, room for table and chairs with flower and shrub borders

**Pitched Roof Garage**  
5.10 x 2.80 (16'8" x 9'2")

Brick with pitched roof construction, up and over main door, hard standing to front.

**Parking**

**Agents Note**

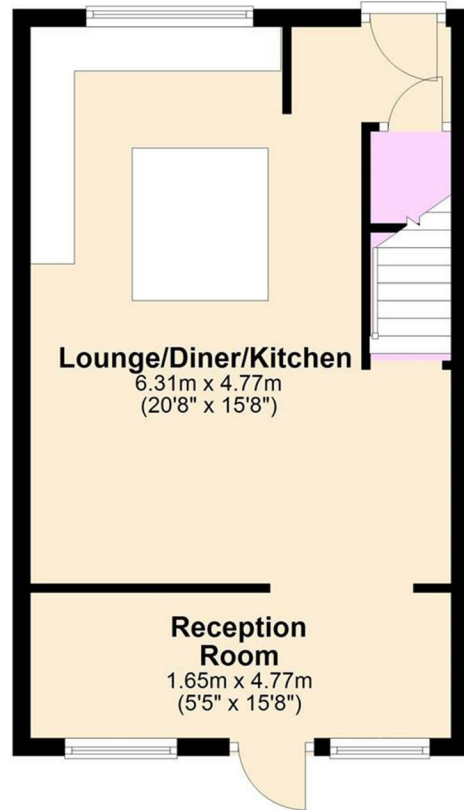
In the last three years the owners have modernised the following at the property: Combi Boiler, fuse board, sockets, all windows and doors, all radiators (except the towel rail), kitchen, fencing, garage door, built in wardrobes in the main bedroom.



# Floor Plan Beacon Way

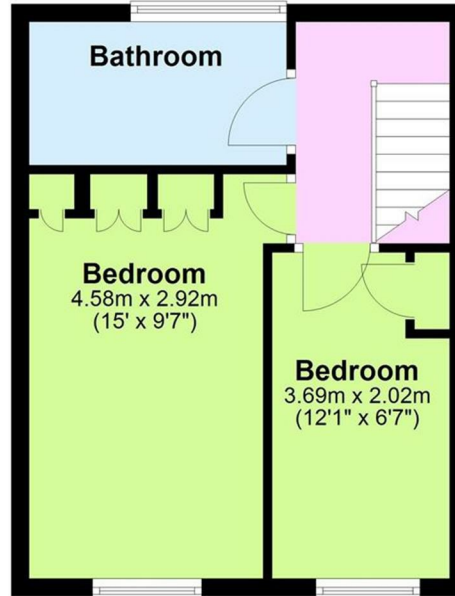
## Ground Floor

Approx. 38.4 sq. metres (413.6 sq. feet)

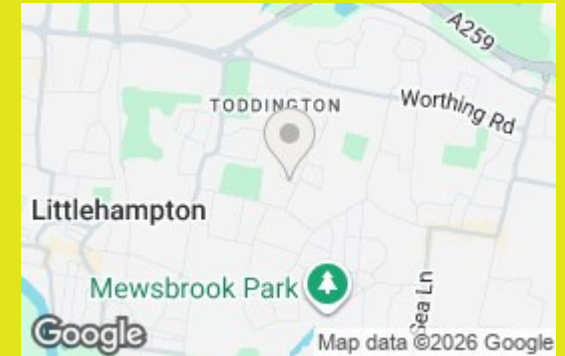


## First Floor

Approx. 30.1 sq. metres (323.8 sq. feet)



Total area: approx. 68.5 sq. metres (737.4 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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