



Offers Over
£370,000
Freehold

Kenney Drive, Littlehampton

- Modern Semi Det House
- Four/Five Bedrooms
- Three bath/shower rooms
- Versatile Accommodation
- Garage & Driveway
- EPC Rating - B
- Council Tax - E
- Freehold
- Landscaped rear garden
- Viewing essential

We are delighted to offer this wonderful opportunity to buy this spacious three storey modern Semi Detached House built in 2019 with the remainder of the NHBC warranty. It is 120m²/1300ft² in size and its versatile accommodation can suit a wide range of people that are looking for family accommodation, with the ability to work from home or families that are looking to share a home as it comprises of 4/5 bedrooms, 1/2 reception rooms, 3 bath/shower rooms, kitchen/family room and cloakroom/u.c. It has a good size garage and private driveway and a landscaped rear garden. It is located in a great area with good access to schools, shops and other amenities. The mainline railway station which serves London, Brighton, Chichester, Portsmouth and Southampton can be found only 2 miles away, whilst Historic Arundel is under 4 miles and the seafront and Beach are 2 miles away. To fully appreciate this property and its location it must be viewed!

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Accommodation

Entrance Hall

Double glazed door, radiator, smooth ceiling, storage cupboard.

Cloakroom / W/C

Low level flush w/c, obscured double glazed window, radiator, wash hand basin, smooth ceiling, wall mounted electric circuit fuse box.

Bedroom / Reception 13'10" x 8'11" (4.23 x 2.72)

Radiator, double glazed window, smooth ceiling.

Kitchen / Dining Room 16'0" x 12'4" narrowing too 9'7" (4.88 x 3.77 narrowing too 2.94)

One and half bowl stainless steel sink unit with mixer tap inset to work top surface, built in oven, hob and extractor, plumbing and space for washing machine and dishwasher, double glazed window, wall mounted combi boiler, radiator, double glazed double doors to rear garden, smooth ceiling, radiator.

Landing

Smooth ceiling.

Living Room 16'0" x 13'2" narrowing to 9'5" (4.88 x 4.02 narrowing to 2.89)

Radiator, smooth ceiling, Juliet balcony, double glazed window.

Bedroom One 13'10" x 9'1" (4.24 x 2.79)

Radiator, double glazed window.

En-Suite / W/C

Step in shower cubicle, low level flush w/c, wash hand basin, obscured double glazed window, smooth ceiling, doors from landing and bedroom to access this room, radiator.

Top Floor Landing

Access to loft space, built in cupboard, smooth ceiling.

Bedroom Two 12'9" x 9'0" (3.9 x 2.76)

Smooth ceiling, double glazed window, radiator.

En-Suite / W/C

Low level flush w/c, wash hand basin, shower cubicle, heated towel rail, smooth ceiling.

Bedroom Three 11'4" x 9'1" (3.46 x 2.77)

Radiator, double glazed window, smooth ceiling.

Bedroom Four 9'6" x 6'9" (2.91 x 2.08)

Double glazed window, radiator, smooth ceiling.

Family Bathroom / W/C

Panel enclosed bath, low level flush w/c, wash hand basin, part tiled walls, heated towel rail, obscured double glazed window, smooth ceiling.

Garage 19'0" x 9'6" (5.81 x 2.90)

Up & over door, pitched roof, power and lighting, personal door to garden.

Landscaped Rear Garden

Patio areas, flower and shrub borders, shingle, artificial lawn enclosed by fencing and brick walls, side gate, outside power, water tap.

Agents Note

There will be a service charge payable, but the cost of that has not been given by the Developer at this point.

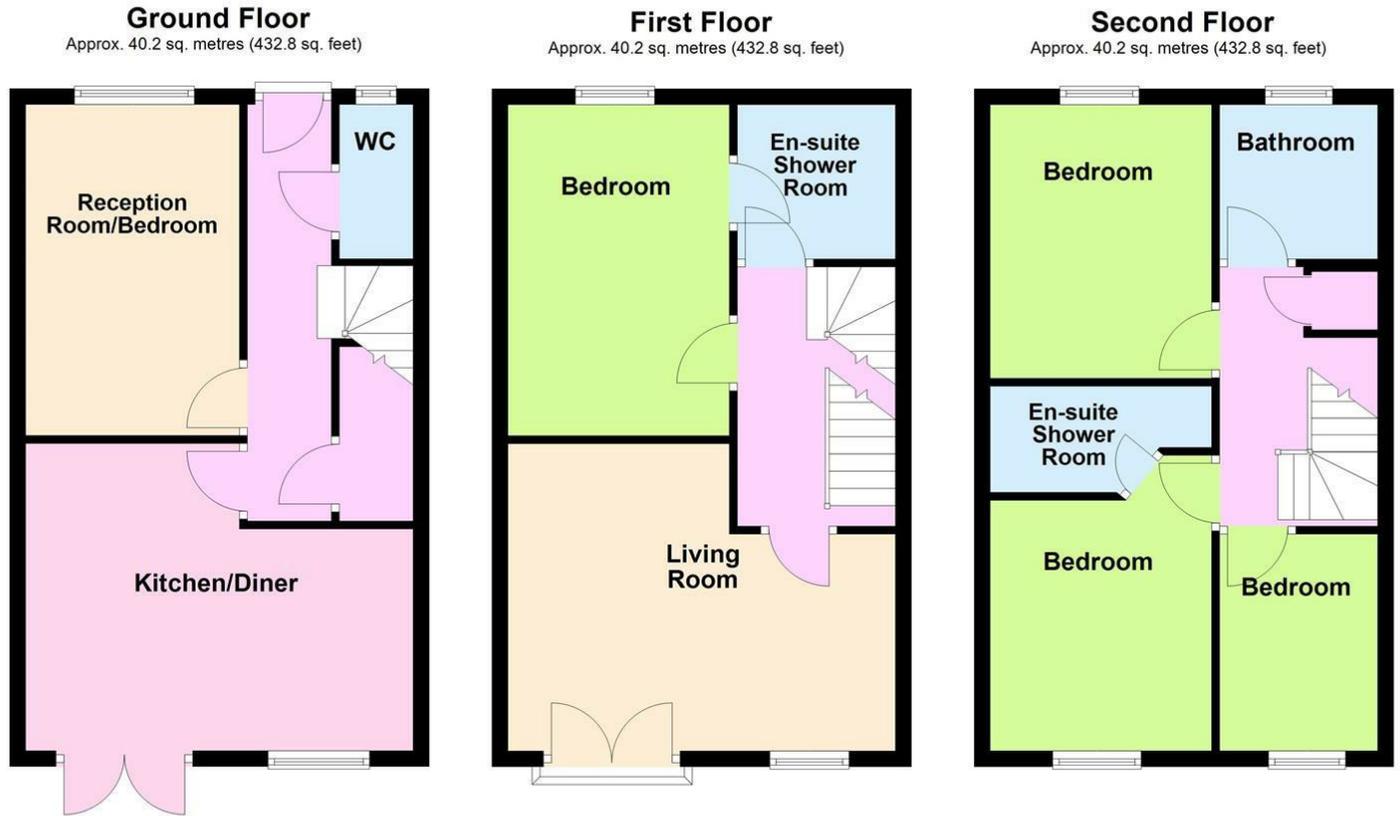


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Floorplan



Total area: approx. 120.6 sq. metres (1298.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.