



Asking Price  
£300,000  
Freehold

## Clun Road, Littlehampton

- Semi Detached House
- Three Bedrooms
- No Chain
- Driveway and Car port
- Freehold
- EPC Rating - D
- Council Tax Band - C
- Kitchen/Dining Room
- Corner Position
- Viewing Advised

Robert Luff & Co are delighted to offer this Semi Detached House being sold with no forward Chain. The property comprise of entrance porch, hallway, small study, living room, kitchen/dining room, three bedrooms and bathroom/w.c. Outside there are gardens to three sides, driveway leading to a car port. Other benefits include gas heating and double glazing. Viewing is recommended

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## Accommodation

### Entrance Porch

with obscured double glazed into porch and then further double glazed door to

### Entrance Hall

smooth ceiling, stairs to first floor

### Living Room 15'4" > 11'10" x 12'11" ( 4.68 > 3.63 x 3.96)

radiator, fireplace, smooth ceiling, under stairs cupboard with electric meter and circuit breaker fuse box

### Kitchen/Dining Room 18'3" x 8'9" (5.57 x 2.68)

Measurements to include fitted units and comprising of one and a half bowl single drainer sink unit with mixer taps, range of units and drawers under and over the work top surfaces, fitted oven, hob and extractor fan, plumbing and space for washing machine, radiator, smooth ceiling, double glazed windows and door onto the rear garden

### Study 7'10" x 4'10" (2.4 x 1.48)

obscured double glazed window, radiator, smooth ceiling, gas meter housed in wall mounted cupboard

### First Floor Landing

access to loft space, smooth ceiling, cupboard with wall mounted gas fired central heating combination boiler

### Bedroom One 11'11" x 10'11" (3.64 x 3.33)

measurements do not include the fitted wardrobes with mirror fronted doors, hanging rail, two double glazed windows providing double aspect, radiator, smooth ceiling

### Bedroom Two 10'11" x 8'10" > 10'9" (3.33 x 2.71 > 3.28)

storage cupboard, radiator, smooth ceiling, two double glazed windows giving double aspect

### Bedroom Three 8'10" x 6'11" (2.71 x 2.11)

measurement doesn't include recess behind the door with shelving, radiator, double glazed window, smooth ceiling

### Bathroom/w.c

bath with wall mounted shower, wash hand basin, low level w.c, heated towel rail, part tiled walls, smooth ceiling, two obscured double glazed windows

### Outside

#### Front Garden

laid to lawn, flower and shrubs

#### Car Port & Driveway 17'6" x 10'3" (5.34 x 3.13)

brick paved driveway to car port that has power and light

#### Rear Garden

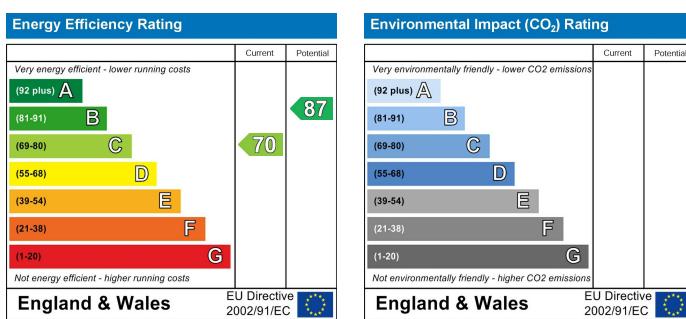
is laid to patio and decking area, water tap. Wooden garden shed that is accessed by two doors and is 11'1" x 9'3" (3.38m x 2.82m)



# Floorplan



Total area: approx. 85.7 sq. metres (922.6 sq. feet)



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.