



## Lavender Way, Littlehampton

£315,000

- Two Bedroom House
- Well presented Throughtout
- Allocated Parking Space
- Available Mid January 2022
- EPC Energy Rating B (85)

Robert Luff & Co Lettings are pleased to offer to the market this modern family home located in a desirable development in Angmering. The property offers separate kitchen, lounge diner leading to the garden, downstairs w/c, two double bedrooms and a family bathroom. Complete with off road parking. Available mid January 2022

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## Accommodation

Entrance Hall

Downstairs W/C

Kitchen 13'3" x 7'2" (4.04 x 2.18)

Living/ Dining Room 14'10" x 13'2" (4.52 x 4.01)

Stairs To-

Bedroom One 14'10" x 9'10" (4.52 x 3.00)

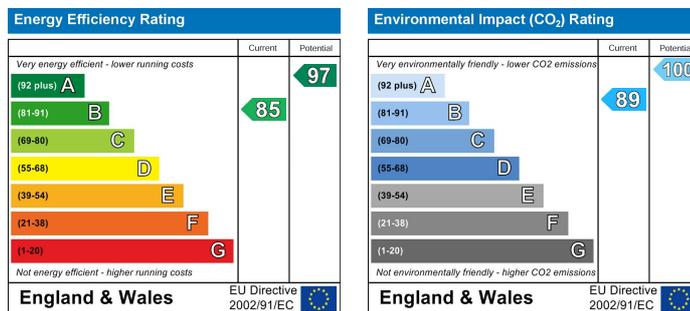
Bedroom Two 14'10" x 9'11" (4.52 x 3.02)

Family Bathroom

Rear Garden

### Agents Note

We are not able to advertise the property with any internal photos due to the property currently being tenanted. Applicants are advised to arrange a viewing. Please note that with the exception of the Oven/Hob, the appliances will not be maintained or replaced.



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.