



£1,350 Per
Calendar Month

Hinchliff Drive, Littlehampton

- Three Bedroom Modern Townhouse
- Bathroom plus En-Suite
- Available Now
- Extremely Well Presented
- Two Allocated Parking Spaces
- EPC Energy Rating B (85)

Robert Luff & Co Lettings are delighted to offer this extremely well presented town house situated in Littlehampton. The accommodation comprises of lounge, kitchen, ground floor cloakroom, two first floor bedrooms, bathroom, and second floor bedroom with ensuite shower room. Further benefits include a rear garden and two allocated parking spaces. Available now.

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Luff & Co**
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Accommodation

ENTRANCE

Frosted double glazed door to:-

Entrance Hall

Radiator.

Lounge 14'9" x 11'9" (4.50m x 3.58m)

Thermostat. Radiator. Television point. Double glazed window to front aspect.

Ground floor W.C

Radiator. Low level flush W.C. Pedestal wash hand basin. Extractor fan.

Kitchen 11'0" x 7'7" (3.35m x 2.31m)

Range of matching wall and base units, one and a half bowl stainless steel sink unit with mixer tap and drainer inset into worksurface. Four ring gas hob inset with oven under and extractor over. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Cupboard housing gas boiler. Downlighters. Double glazed window to rear aspect. Double glazed door providing access to rear garden.

First Floor Landing

Radiator. Stairs to second floor.

Bedroom Two 11'9" x 8'9" (3.58m x 2.67m)

Radiator. Two double glazed windows to front aspect.

Bathroom

Panel enclosed bath with Mira shower over, Pedestal wash hand basin. Low level flush W.C. Radiator. Partially tiled walls. Extractor fan.

Bedroom Three 11'10" x 7'10" (3.61m x 2.39m)

Radiator. Double glazed window to rear aspect.

Second Floor Landing

Storage cupboard with hanging.

Bedroom One 8'5" x 6'11" (2.57m x 2.11m)

Thermostat. Radiator. Double glazed window to front aspect. Door to:-

Ensuite Shower Room

Walk in shower cubicle with Mira shower. Low level flush W.C. Pedestal wash hand basin. Radiator. Skylight window.

Rear Garden

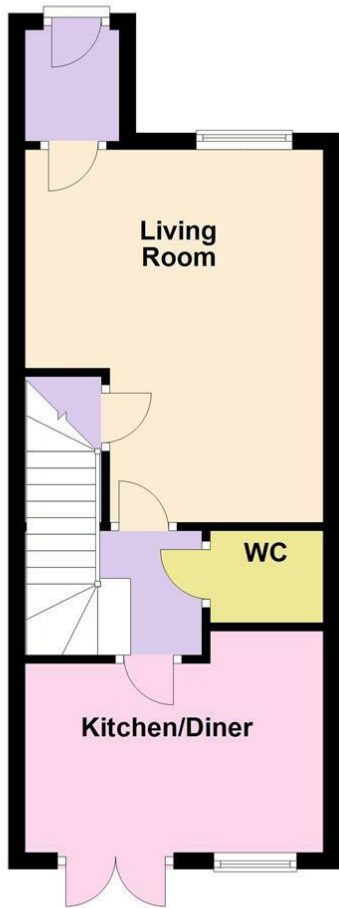
Partially laid to lawn. Partially laid to patio. Shed. Gated rear access.

Parking

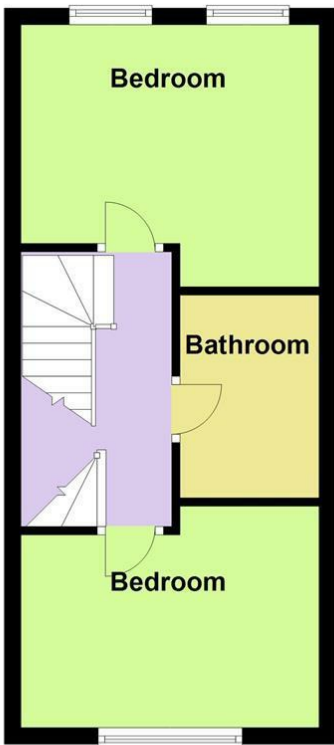
Two allocated parking spaces.



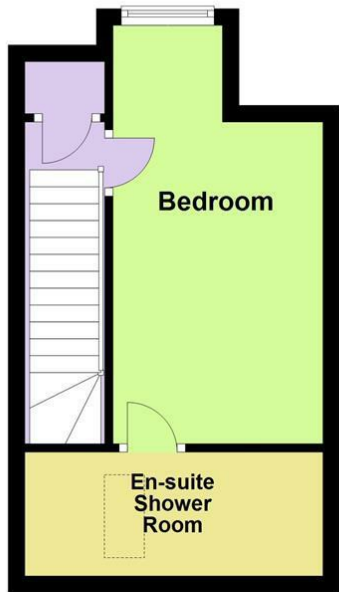
Ground Floor
Approx. 32.2 sq. metres (346.6 sq. feet)



First Floor
Approx. 30.6 sq. metres (328.9 sq. feet)



Second Floor
Approx. 22.1 sq. metres (237.4 sq. feet)



Total area: approx. 84.8 sq. metres (912.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		85	96
(92 plus) A			
(81-91) B			
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC

The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.