



9 Maytree Close  
Littlehampton, BN16 4EZ

Offers over £475,000

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**\*\* NO ONWARD CHAIN \*\***

James & James Estate Agents are delighted to bring to the market this attractive DETACHED CHALET STYLE property pleasantly situated in a small cul-de-sac on the popular 'Dell' development which is on the edge of Angmering approximately half a mile from Angmering Station and a Sainsbury's superstore, and a similar distance from the village shops.

In brief the accommodation comprises: Spacious entrance hall, open plan lounge dining room over looking the WEST facing garden, fitted kitchen, WC, ground floor bedroom with En suite, integral garage. To the first floor there are a further two double bedrooms and a family bathroom.

Outside there is a WEST facing rear garden & OFF ROAD PARKING

In our opinion internal viewing is considered essential to appreciate the overall size and potential of this detached home.

Entrance Hall

Ground floor WC

Lounge area  
22'1 x 12'4 (6.73m x 3.76m)

Dining Area  
9'5 x 8'10 (2.87m x 2.69m)

WC





- Kitchen  
12'5 x 10'3 (3.78m x 3.12m)
- Bedroom One  
14'5 x 10'4 (4.39m x 3.15m)
- Ground floor En Suite Bathroom
- First Floor landing
- Bedroom Two  
11'10 x 9'8 (3.61m x 2.95m)
- Bedroom Three  
11'10 x 9'8 (3.61m x 2.95m)
- Bathroom
- West Garden
- Off Road Parking
- Garage



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

