



4 Sheep Fold Avenue, Rustington, Littlehampton, BN16 3SQ £290,000

- Three Bedroom Terrace House
- Close To Angmering Train Station
- 12'9 Conservatory
- Chain Free
- Situated In Popular Residential Location
- Close To Local Schools & Shops
- Low Maintenance South Facing Rear Garden
- 16'6 Lounge/Dining Room
- 18'1 Garage With Driveway Parking To Front
- Vacant Possession

4 Sheep Fold Avenue, Littlehampton BN16 3SQ

Situated in a popular residential location close to Angmering Train Station, local schools and everyday amenities, this chain free three-bedroom terraced house offers well-proportioned accommodation throughout and is ideal for first-time buyers, families or investors alike.

The ground floor features a spacious 16'6 lounge/dining room, providing plenty of room for both relaxing and entertaining, while the 12'9 conservatory enjoys views over the rear garden and offers a versatile additional reception space. The kitchen is positioned to the front of the property.

Upstairs, there are three bedrooms alongside the family bathroom, with the third bedroom also lending itself perfectly as a home office or nursery.

Outside, the property benefits from a low maintenance south-facing rear garden, ideal for enjoying the sunshine with minimal upkeep. To the front is a driveway providing off-road parking, leading to an 18'1 garage offering excellent storage or additional parking.

Offered to the market with no onward chain, viewing is highly recommended to appreciate the accommodation and convenient location on offer.



Council Tax Band: C

Tenure: Freehold



LOUNGE/DINING ROOM

16'6x14'5

KITCHEN

8'1x7'7

CONSERVATORY

12'9x8'6

BEDROOM 1

12'9x8'0

BEDROOM 2

11'5x8'0

BEDROOM 3

9'8x6'3

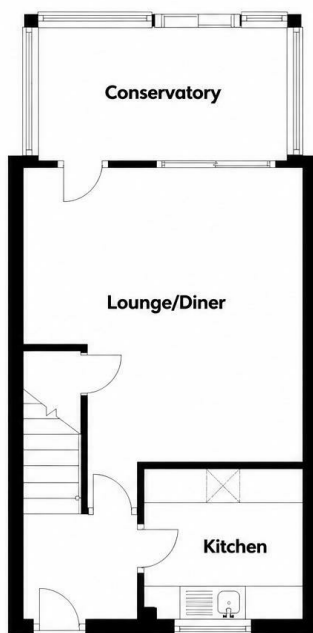
BATHROOM

6'2x5'7



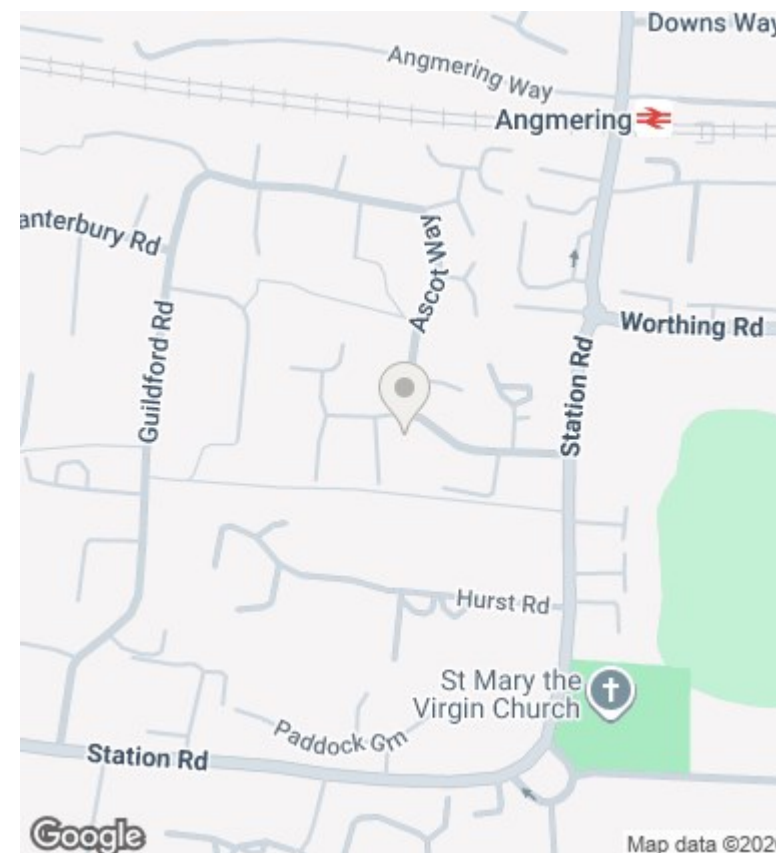
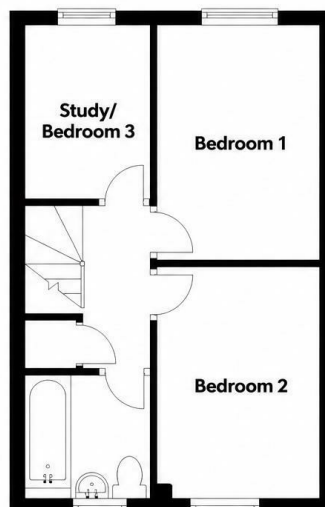
Ground Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
	69	74
England & Wales EU Directive 2002/91/EC		

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.