



The Willows | Roundstone Lane | Littlehampton | West Sussex | BN16 4AP

Asking Price Of **£535,000**





We are delighted to offer for sale this rarely available and deceptively spacious flint fronted semi-detached family house situated in this popular residential location of Angmering. The property boasts four double bedrooms, two bathrooms (one en-suite), west facing lounge, fitted kitchen, west facing rear garden, brick build garage and is sold with no ongoing chain.



Key features:

- Flint Fronted Semi-Detached House
- Four Double Bedrooms
- Two Bathrooms (One En-Suite)
- West Facing Lounge
- Fitted Kitchen
- Conservatory
- West Facing Rear Garden
- Brick Built Garage & Off Road Parking
- Popular Residential Location
- No Ongoing Chain

 4 Bedrooms

 2 Bathrooms

 1 Living Room

INTERNALLY The private front door opens to the generous entrance hall with doors to the kitchen, lounge, ground floor w/c and under stairs storage cupboard. To the rear of the property is the lounge which faces west making this a light, airy room and a triple aspect conservatory with direct access to the sunny west facing rear garden. The kitchen has been fitted with an array of floor and wall mounted units, provisions and space for white goods including a washing machine, tumble dryer, dishwasher and an American fridge freezer. To the first floor are two bedrooms, both big enough to comfortably fit double beds with the main room boasting an en-suite shower room and walk-in wardrobe. The family bathroom has been fitted with a full four piece suite including a freestanding bath, walk-in shower cubicle, toilet and hand wash basin. To the second floor are a further two double bedrooms both benefiting from large walk-in wardrobes and a separate w/c.

EXTERNALLY The property boasts a low maintenance sunny west facing rear garden with an artificial lawn surrounded by a patio and mature planted borders. A side gate gives access to the allocated private parking space which is positioned directly in front of the brick built, pitched roofed garage. The garage benefits from a loft space which offers potential for conversion.

SITUATED On Roundstone Lane, The Willows is positioned half a mile from the village centre which offers restaurants, convenience stores and cafes. Angmering secondary school is within 0.5 miles walking distance and bus routes run along Roundstone Lane. The closest train station is Angmering which is 1.2 miles away.

ENTRANCE HALL

KITCHEN 8'8" x 12'1" (2.64m x 3.68m)

LOUNGE 15'6" x 12'2" (4.72m x 3.71m)

CONSERVATORY 10'11" x 9'3" (3.33m x 2.82m)

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 12'1" x 9'9" (3.68m x 2.97m)

ENSUITE

BEDROOM 8'5" x 15'6" (2.57m x 4.72m)

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM 9' x 15'6" (2.74m x 4.72m)

BEDROOM 11'9" x 11'7" (3.58m x 3.53m)

SEPERATE WC

COUNCIL TAX BAND D

WEST FACING REAR GARDEN

BRICK BUILT GARAGE

PARKING SPACE

COUNCIL TAX BAND D

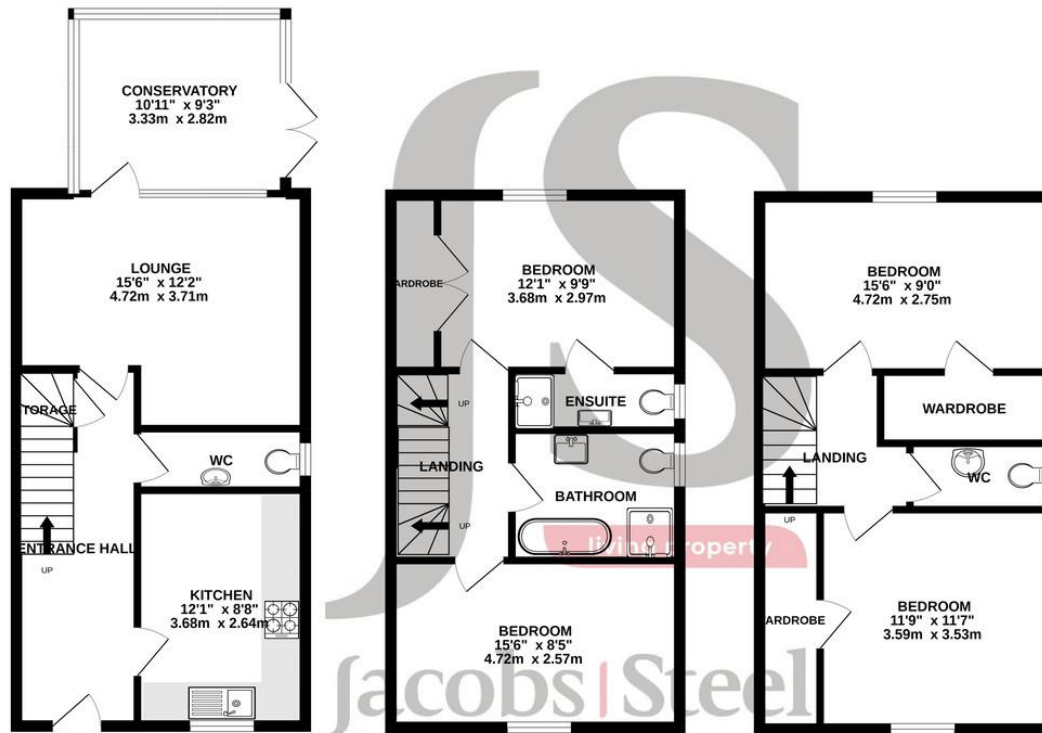


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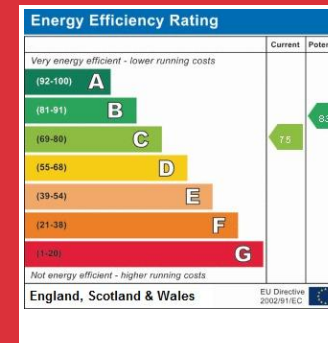
GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Details:

Floor Area: 1,302 sq ft (121 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.