



- Double Fronted Detached House
- Popular Priory Meadow Development
- 15'5 Lounge
- Beautifully Presented Kitchen/Dining Room
- 12' Conservatory
- Three Double Bedrooms
- Master Bedroom with En-Suite
- Viewing Highly Recommended

33 Goldcrest Avenue, Littlehampton, BN17 7GQ

£375,000



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LOUNGE 15' 5" x 10' 6" (4.7m x 3.2m)

CONSERVATORY 12' x 9' 10" (3.66m x 3m)

KITCHEN/DINER 15' 3" x 12' 4" (4.65m x 3.76m)

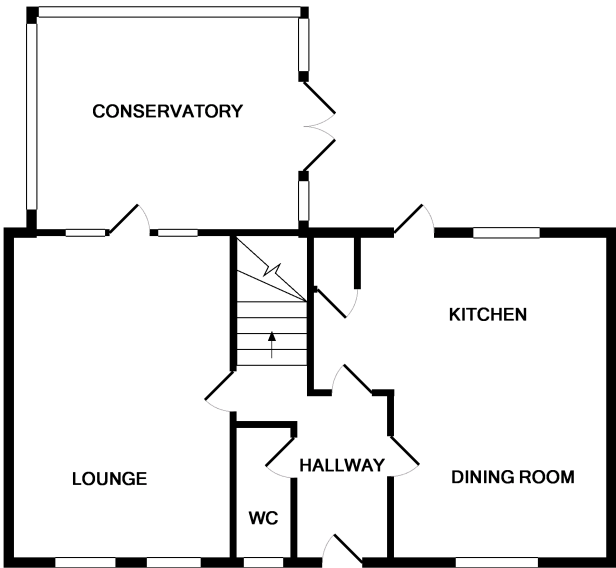
GROUND FLOOR STUDY 16' 9" x 7' 6" (5.11m x 2.29m)

BEDROOM ONE 15' 5" x 10' 11" (4.7m x 3.33m)

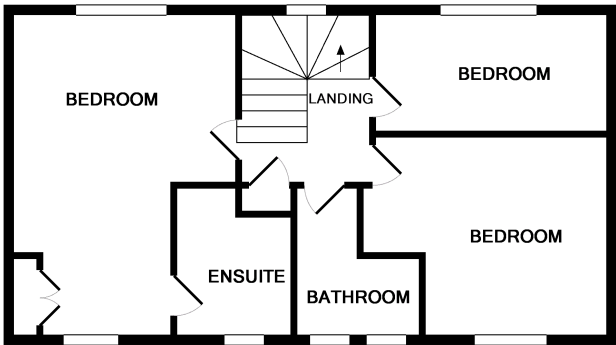
BEDROOM TWO 11' 5" x 8' 4" (3.48m x 2.54m)

BEDROOM THREE 11' 5" x 6' 11" (3.48m x 2.11m)

EPC RATING D



GROUND FLOOR
APPROX. FLOOR
AREA 54.3 SQ.M.
(585 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.7 SQ.M.
(449 SQ.FT.)

TOTAL APPROX. FLOOR AREA 96.1 SQ.M. (1034 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.