



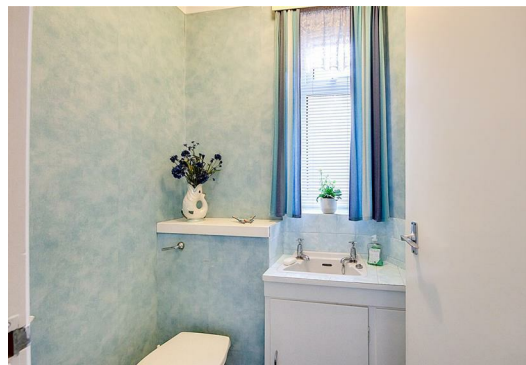
28 Cumberland Road, Littlehampton, BN16 4BG  
Guide Price £375,000

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A three bedroom extended end of terrace family home benefitting from a beautifully maintained rear garden located in this popular area of Angmering Village. Briefly the accommodation comprises: entrance porch, hallway, utility room, kitchen, extended living/dining room, ground floor cloak room, landing, three bedrooms and family bathroom/wc. Externally there are well maintained front and rear garden, a lean to located to the side ideally for potting/gardening, garage and private driveway. Further benefits include double glazing and gas central heating. CHAIN FREE.

- CHAIN FREE
- End of Terrace
- Three Bedroom
- Extended lounge/diner
- Kitchen
- Utility Room
- Garage
- Ground Floor WC
- Private Driveway
- Maintained Rear Garden





#### Porch

Double glazed door. Double glazed window. Door to:

#### Hall

Radiator. Under stairs storage cupboard. Further built in storage cupboard.

#### Extended Lounge/Diner

5.69m x 5.18m max (18'8 x 17' max)

Double glazed patio doors leading to rear garden. Double glazed windows. Four radiators. Built-in shelving units with drawers and cupboards.

#### Kitchen

3.40m x 2.49m (11'2 x 8'2)

Roll edge work surface having inset one and a half bowl stainless steel sink with mixer tap and draining Board. Four ring 'Bosch' electric hob with extractor fan over. Fitted 'Bosch' oven and further microwave. Space for undercounter fridge/freezer. Matching range of cupboards, drawers and eye level wall units. Cupboard housing boiler. Serving hatch into dining room. Double glazed window to front.

#### Ground Floor WC

Concealed cistern Wc. Wash hand basin with cupboard below. Radiator.

#### Utility Room

2.21m x 1.55m (7'3 x 5'1)

Work surface with inset stainless steel sink and taps. Space and plumbing for washing machine machine. Matching range of cupboards. Space for further fridge freezer. Radiator. Door to:

#### Garage

4.93m x 2.49m (16'2 x 8'2)

Up and over door. Power and light. Access to water tap.

Stairs from hall to:

#### Landing

Access to loft via hatch. Built-in shelved linen cupboard housing hot water tank.

#### Bedroom One

4.39m x 2.54m (14'5 x 8'4)

Double glazed window overlooking rear garden. Radiator. Built-in fitted wardrobes with shelving and hanging rail.

#### Bedroom Two

3.45m x 3.00m (11'4 x 9'10)

Double glazed window overlooking rear garden. Radiator. Built-in fitted wardrobes with shelving and hanging rail.

#### Bedroom Three

2.54m x 2.51m (8'4 x 8'3)

Double glazed window to front. Radiator. Built-in shelved cupboard

#### Bathroom/wc

White suite comprising panelled bath with mixer tap, retractable glazed shower screen, wall mounted controls with overhead shower. Pedestal washed hand basin. Close coupled WC. Double glazed window. Radiator. Tiled walls.

#### Outside

#### Rear Garden

Landscaped for ease and maintenance. Majority being block paved and walkways with the rest being laid to lawn. Borders of mature plants and bushes. Seating area to rear of garden. Access to front garden via

#### Lean To

4.04m x 1.75m (13'3 x 5'9)

Perspex roof. Outdoor water tap. Work surface. Access to:

#### Front Garden

Borders of mature trees and bushes.

#### Driveway

Block paved with standing for up to two vehicles.

#### Council Tax Band and Tenure

Tenure: Freehold

Council tax band: Band C

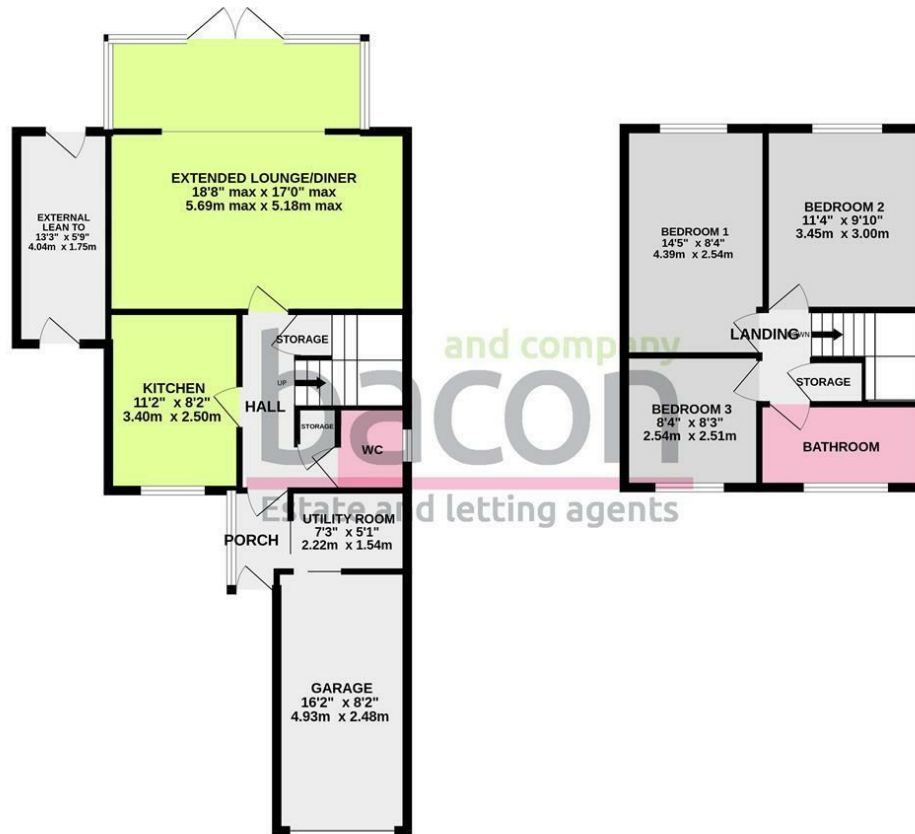
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR

1ST 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 capability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 64                      | 72        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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