



Plot 55, Ecclesden Park High Street, Littlehampton, BN16 4ED  
£685,000

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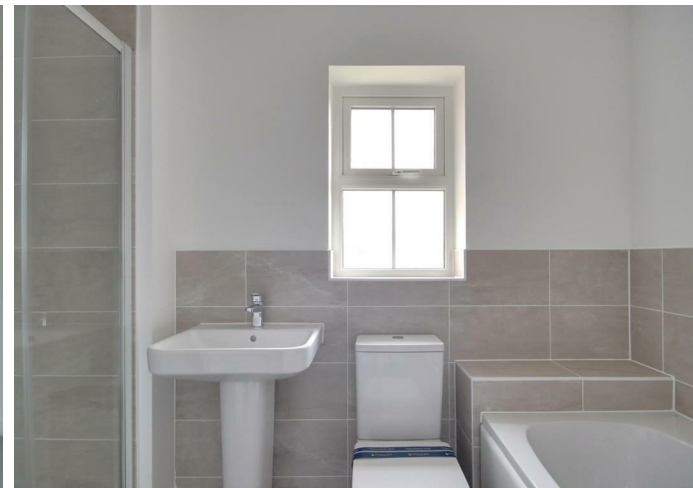
Four bedroom, two bathroom detached family home with garage and off road parking located in a quiet cul-de-sac in the popular Ecclesden Park, built by David Wilson Homes. This property has an energy efficient Rating A along with additional benefits of stamp duty paid for and other incentives.

Briefly the accommodation comprises: entrance hall, kitchen/diner, living room, study, ground floor wc, landing to first floor, four bedrooms, bathroom and ensuite. Externally there is a garage, off road parking for two vehicles, front and rear garden. CHAIN FREE.

- Popular Ecclesden Park Development
- Built by David Wilson Homes
- Detached House
- Four Bedrooms
- Bathroom and Ensuite
- Utility Room
- Garage
- Off Road Parking
- Rear Garden
- EPC Rating A







### Additional Benefits

Upgraded kitchen with Silestone worktop  
Flooring included  
Corner plot with large garden  
In a quiet cul-de-sac  
Opposite green open space  
Single garage plus tandem parking spaces  
Open-plan kitchen/dining room  
Downstairs home office  
Solar panels

### Entrance Hall

### Kitchen/Dining Room

6.58m x 4.42m (21'7 x 14'6)

### Utility Room

2.06m x 1.68m (6'9 x 5'6)

### Living Room

5.49m x 3.61m (18'0 x 11'10)

### Study

2.87m x 2.49m (9'5 x 8'2)

### Ground Floor WC

1.75m x 0.97m (5'9 x 3'2)

Stairs from entrance hall to:

### Landing

### Bedroom One

5.59m x 3.61m (18'4 x 11'10)

### Ensuite

2.21m x 1.42m (7'3 x 4'8)

### Bedroom Two

5.21m x 2.79m (17'1 x 9'2)

### Bedroom Three

3.38m x 3.30m (11'1 x 10'10)

### Bedroom Four

3.89m x 2.54m (12'9 x 8'4)

### Bathroom/wc

2.87m x 1.93m (9'5 x 6'4)

### Outside

### Rear Garden

### Front Garden

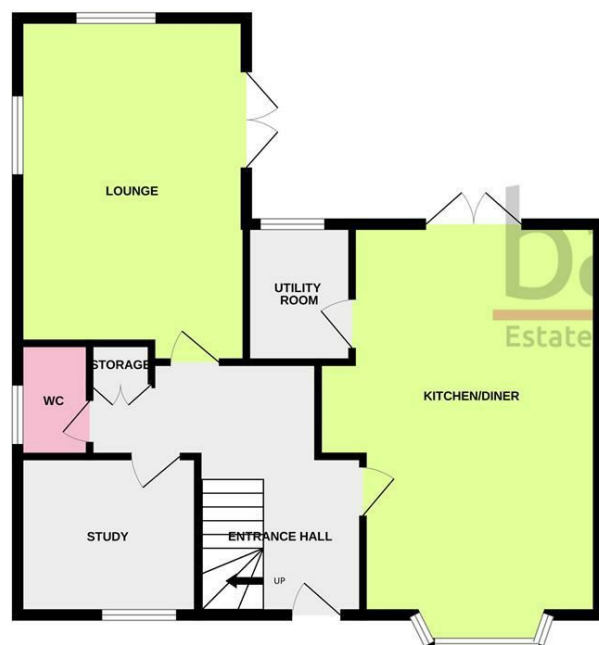
### Garage

### Off Road Parking

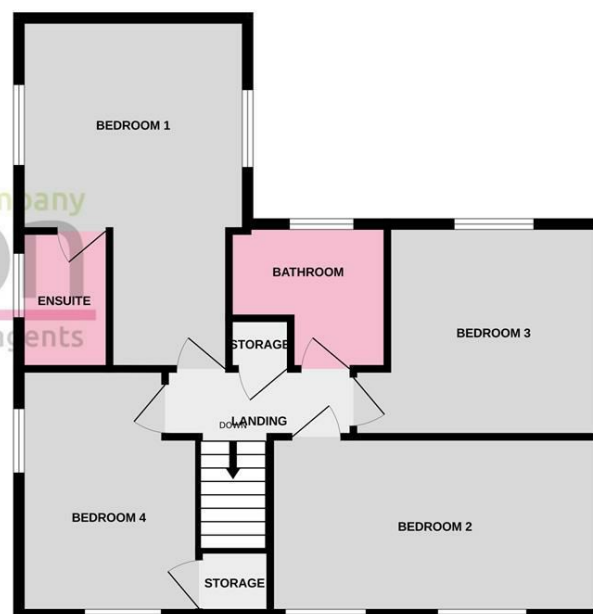




GROUND FLOOR



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 operability 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>		
(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 confirm their condition or working order.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk