



## 16 Elspring Mead, Littlehampton, West Sussex, BN17 7JE

£240,000

- Chain Free Mid Terrace House
- Favoured East/West Aspect
- West Facing Rear Garden
- Vacant Possession
- Popular Residential Location
- 17'2 Open Plan Kitchen/Diner Over Looking Rear Garden
- Ground Floor W/C
- Three Bedrooms
- 16ft Separate Lounge to Front
- Unallocated Parking Area To Rear Of Property

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Offered to the market with vacant possession and no onward chain, this well-presented three-bedroom mid-terrace house enjoys a favoured east/west aspect.

The accommodation comprises a spacious 16ft separate lounge to the front, a fitted kitchen/dining area to the rear, and the added convenience of a ground floor W/C. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private west-facing rear garden, ideal for enjoying afternoon and evening sunshine, together with an unallocated parking area located to the rear of the property.

An excellent opportunity for first-time buyers, families, or investors seeking a chain-free home in a well-established residential setting.



Council Tax Band:

Tenure: Freehold



KITCHEN/DINER

17'2 x 9'9

LOUNGE

16 x 11

BEDROOM ONE

13'1 x 9'5

BEDROOM TWO

11'5 x 10'3

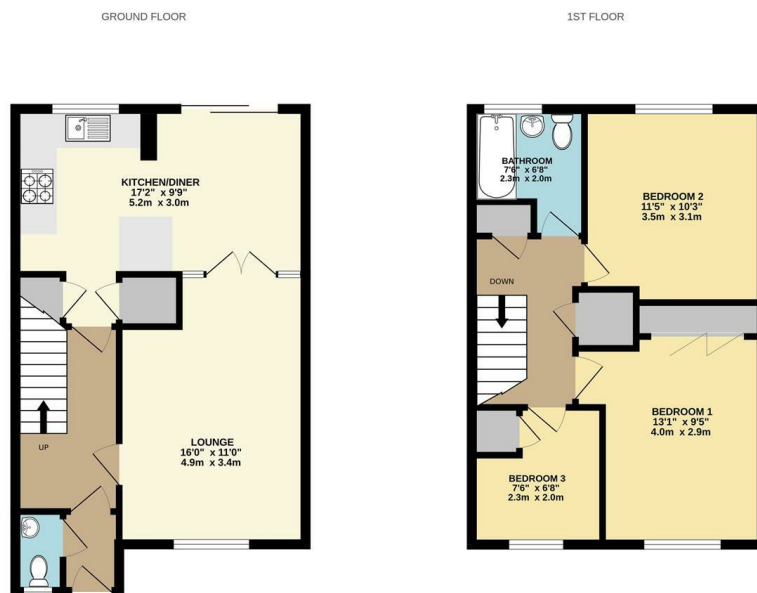
BEDROOM THREE

7'6 x 6'8

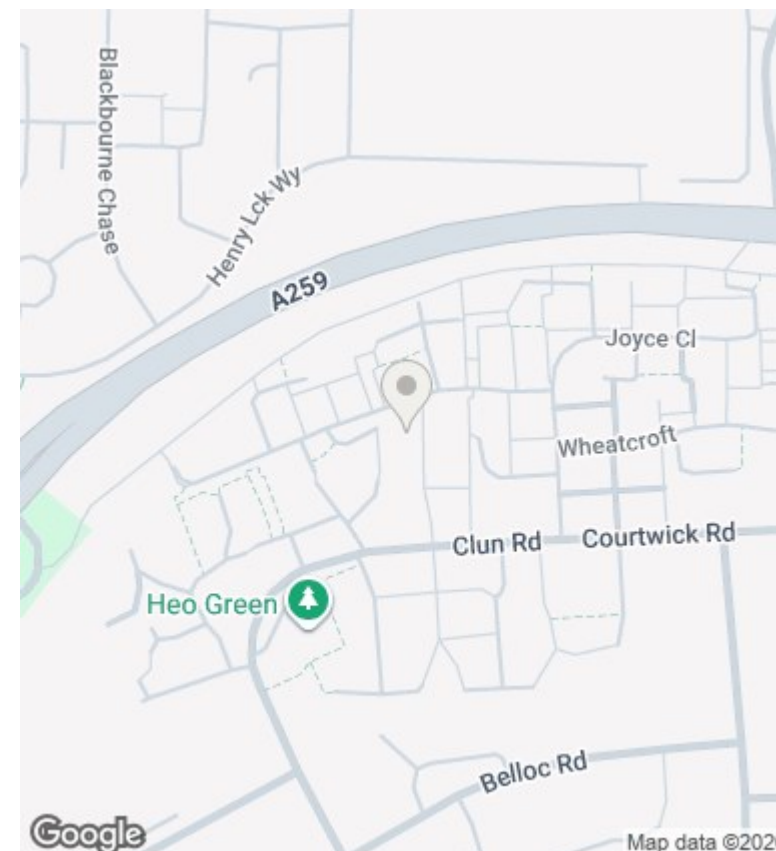
GROUND FLOOR

CLOAKROOM





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 |                         |           |
|                                             | 75                      | 87        |
| 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.