



ASPIRE RESIDENTIAL



54 Benjamin Gray Drive
Littlehampton BN17 7FA

£355,000

Four Bedrooms

Beautiful Garden

Garage

NHBC

EPC B

Off Road Parking

Aspire Residential is delighted to bring to the market this beautiful family home in the popular Littlehampton. Ground floor accommodation offers an entrance hall, spacious lounge/diner, kitchen and w/c. Upstairs comprises four bedrooms with the master benefitting from a modern en suite and a family bathroom. Additional benefits of the property include garage, NHBC and private garden.

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Entrance Door

Double glazed door with frosted glass.

Hallway

Radiator to side. Hive thermostat control. Wood floor.

W/C

Button flush w/c. Corner unit wash hand basin.

Kitchen 14' 10" x 8' 1" (4.52m x 2.46m)

Double glazed window to front with shutters. Matching range of high gloss wall and base units with brass handles. One and half bowl sink inset to worktop with power hose mixer tap and drainer board. Integrated appliances include fan assisted oven with four ring gas hob and overhead extractor fan, fridge freezer and dish washer. Brick tile effect splash back. Radiator. Wood floor. Opening for additional light.

Lounge/Diner 22' 0" x 15' 1" (6.70m x 4.59m)

Double glazed doors to rear and sky lights in vaulted ceiling. Storage cupboard. Display lighting. TV point. Space to dine. Two radiators. Wood flooring.

First Floor Landing

Airing cupboard.

Bedroom Four 9' 0" x 6' 5" (2.74m x 1.95m)

Double glazed window to rear. Radiator. Carpets.

Bedroom Three 14' 4" x 8' 4" (4.37m x 2.54m)

Double glazed window to rear with radiator below. Carpets.

Bedroom Two 12' 3" x 8' 4" (3.73m x 2.54m)

Double glazed doors to front opening to Juliette balcony. Radiator. Carpets.

Newly Fitted Bathroom

Double glazed frosted window to front. Brick effect tiling for splash back. Panel enclosed bath with overhead shower and glass shower screen to side. Push flush w/c. Storage below. Victorian style tiled floor.



Top Floor Landing

Storage cupboard.

Master Bedroom 27' 0" x 11' 4" (8.22m x 3.45m)

Double glazed velux windows. Two radiators. Access to loft space. TV point. Hive thermostat. Control. Carpets.

En-suite

Double glazed frosted window to front. Double length walk in shower. Button flush w/c. Pedestal wash hand basin. Vinyl tile effect floor.

Garden

Paving extending into lawn with raised flower bed to the side and raised patio dining space.

Garage

Manuel up and over door with storage internally.

Off Road Parking

For 2/3 Cars

NHBC Guarantee

Active for another 6 years approximately.

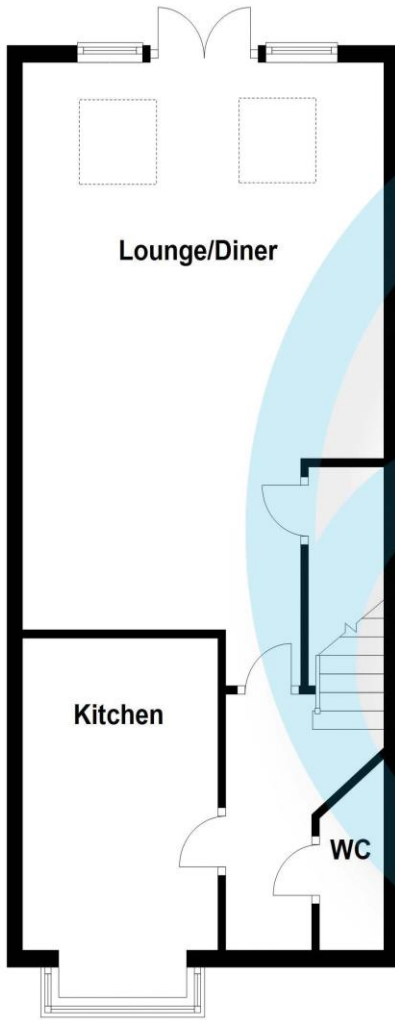
Service Charge

£80 paid twice yearly.

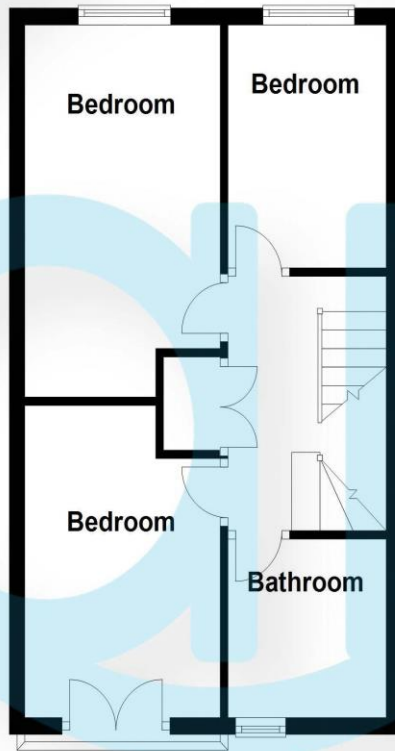




Ground Floor



First Floor



Second Floor

