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Delfont Grove, Angmering, Littlehampton

£550,000

Nestled in the quiet close of Delfont Grove, Angmering, this modern three-bedroom house offers a perfect blend of contemporary living and eco-friendly features. Built in 2022, the property boasts a fresh and inviting atmosphere, ideal for families or professionals seeking a comfortable home.

As you enter, you will be greeted by a spacious and well-designed layout that maximises natural light throughout. The house features two stylish bathrooms, ensuring convenience for all residents. The inclusion of air conditioning provides a welcome respite during warmer months, while underfloor heating guarantees a cosy environment in the cooler seasons.

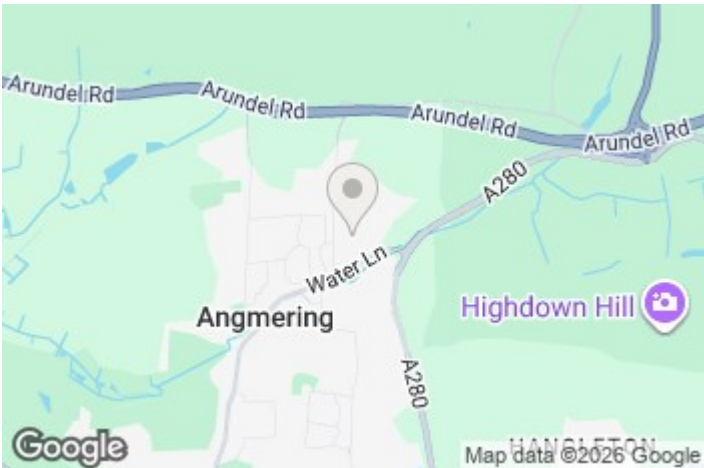
One of the standout features of this property is its commitment to sustainability. Equipped with solar panels, it not only reduces energy costs but also contributes to a greener lifestyle. Additionally, the presence of an electric vehicle charging point makes it an excellent choice for those who prioritise eco-friendly transportation.



Council Tax Band: E

- Built in 2022
- Solar panels
- Underfloor heating downstairs
- EPC - B
- Air conditioning in two bedrooms
- EV charging point
- Generous garden
- En suite and family bathroom
- Off road parking for 2 cars
- Log cabin/home office in the garden





EPC Rating:
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total floor area: 103.1 sq.m. (1,109 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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