



16 The Estuary, Littlehampton BN17 6NF
£315,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- Detached Bungalow
- 2 Bedrooms
- Spacious Lounge
- Gas Central Heating
- Modern Refitted Kitchen
- No Onward Chain
- Viewing Recommended
- Private Drive & Garage
- EPC Rating: - 'D'

A modern detached bungalow offering good size, bright accommodation which in brief comprises: - spacious entrance hall, large lounge, 2 bedrooms both with built in wardrobes, modern refitted kitchen, shower room and WC.

Outside there is a very pleasant secluded rear garden with patio and lawn and an open plan lawned garden to the front. There is a long private drive providing off road parking for several vehicles that leads to a garage with up and over front door and side door to the rear garden.

The bungalow is situated in a very popular residential area between Rustington and Littlehampton and runs off The Winter Knoll. There is a Tesco Express and bus routes nearby along with a pleasant walk down to the seafront.

We would strongly recommend viewing this lovely bungalow which is offered for sale with no onward chain.

Council Tax Band 'D'



Approx. 70.8 sq. metres (761.6 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 sq. feet)

SPACIOUS ENTRANCE HALL

LOUNGE

19' 2" x 12' 0" (5.84m x 3.66m)

KITCHEN

11' 4" x 10' 3" (3.45m x 3.12m)

BEDROOM 1

13' 2" x 8' 11" (4.01m x 2.72m)

BEDROOM 2

11' 11" x 8' 5" (3.63m x 2.57m)

SHOWER ROOM

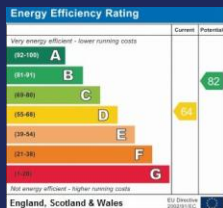
SEPARATE WC

PRIVATE DRIVE

GARAGE

REAR GARDEN

38' x 26' (11.58m x 7.92m)



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