



4 Mant Close, Climping BN17 5TD
£430,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- En Suite to Master Bedroom
- Gas CH & Double Glazing
- Semi Rural Location
- No Onward Chain
- Double Width Drive & Garage
- EPC Rating: - TBA

A particularly spacious modern detached bungalow which was built in approximately 2000. The accommodation in brief comprises: - entrance hall, spacious slightly 'L' shaped lounge, separate dining room, kitchen, utility room, conservatory, master bedroom with en suite shower room/WC, two further bedrooms and a main family bathroom/WC.

Outside there is a private double width drive accessing a double width garage with power, light and electric roller front garage door. The rear garden has a westerly aspect and has a patio and lawn and is enclosed by fencing.

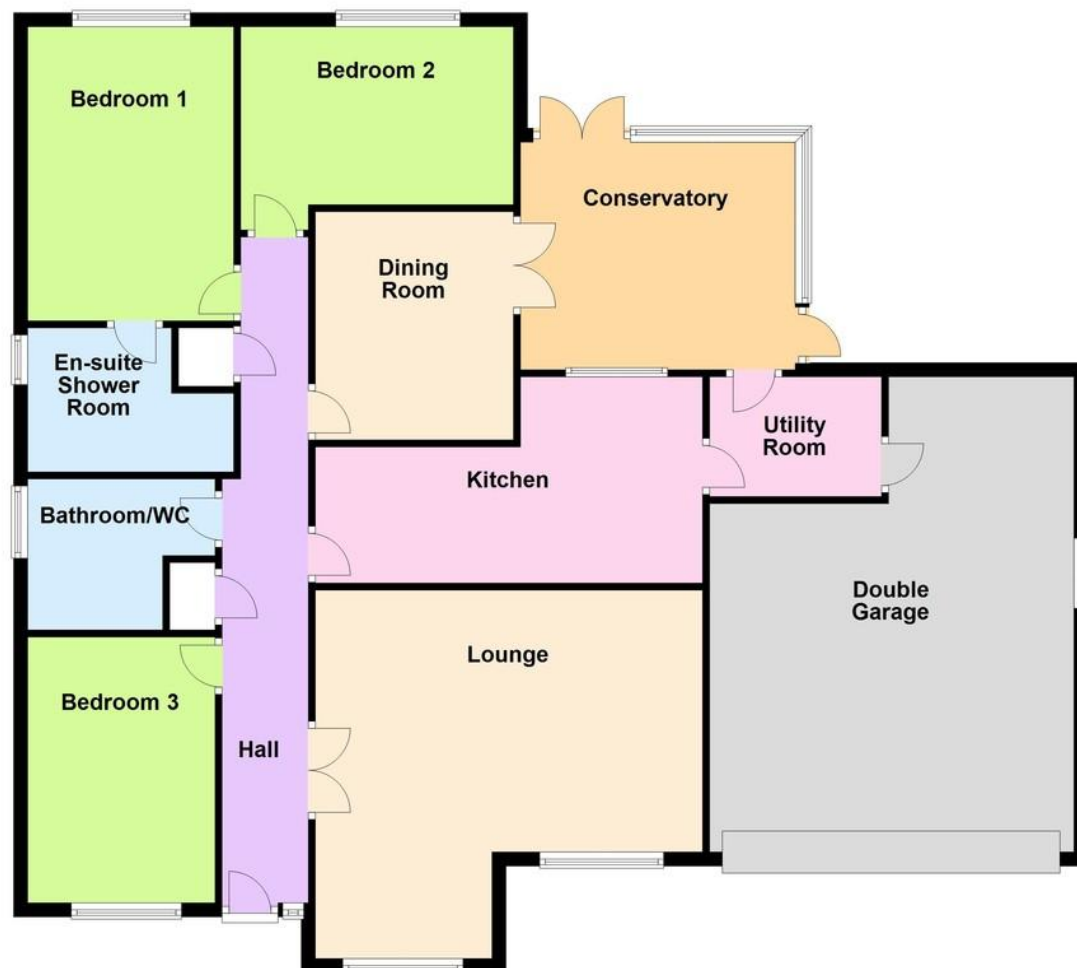
The bungalow does require a certain amount of redecoration and floor coverings, giving a new owner the scope to refurbish in their own style.

There is gas central heating, double glazing and the property is offered for sale with no onward chain.

The property is situated within the semi rural hamlet of Climping, which is just to the west of Littlehampton. Mant Close is off Wooldridge Walk which is accessed from Horsemere Green Lane which in turn runs between Church Lane and Yapton Road.



Approx. 156.3 sq. metres (1682.4 sq. feet)



Total area: approx. 156.3 sq. metres (1682.4 sq. feet)

ENTRANCE HALL

LOUNGE

18' 3" x 17' 2" (5.56m x 5.23m)
max

DINING ROOM

10' 8" x 10' 7" (3.25m x 3.23m)

KITCHEN

18' 2" x 9' 7" (5.54m x 2.92m)
max

UTILITY ROOM

8' 2" x 5' 7" (2.49m x 1.7m)

CONSERVATORY

12' 10" x 10' 7" (3.91m x 3.23m)

BEDROOM 1

13' 9" x 9' 8" (4.19m x 2.95m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

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

BEDROOM 3

12' 5" x 8' 9" (3.78m x 2.67m)

MAIN BATHROOM

DOUBLE WIDTH DRIVE

DOUBLE GARAGE

17' x 15' 8" (5.18m x 4.78m)
min

ENCLOSED WESTERLY REAR GARDEN

**EPC TO
FOLLOW**



01903 850450

**90 THE STREET, RUSTINGTON, LITTLEHAMPTON,
WEST SUSSEX, BN16 3NJ**
sales@hawkemetcalf.co.uk
www.hawkemetcalf.co.uk

