



38 Bayford Road, Littlehampton BN17 5HN
£239,950 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom House
- Excellent Condition
- Conservatory
- Modern Kitchen
- Lounge & Separate Dining Area
- Easy to Maintain Garden
- Garage
- Close to Town Centre & Beach
- EPC Rating: - 'C'

A three bedroom mid terrace house offered for sale in excellent condition and situated close to the town centre and seafront in Littlehampton. The house is fully double glazed and has a small but pleasant conservatory which overlooks a very manageable rear garden having been paved by the current owners for ease of maintenance. There is also a garage and parking to the rear of the property and internally the house has been re-carpeted and decorated recently.

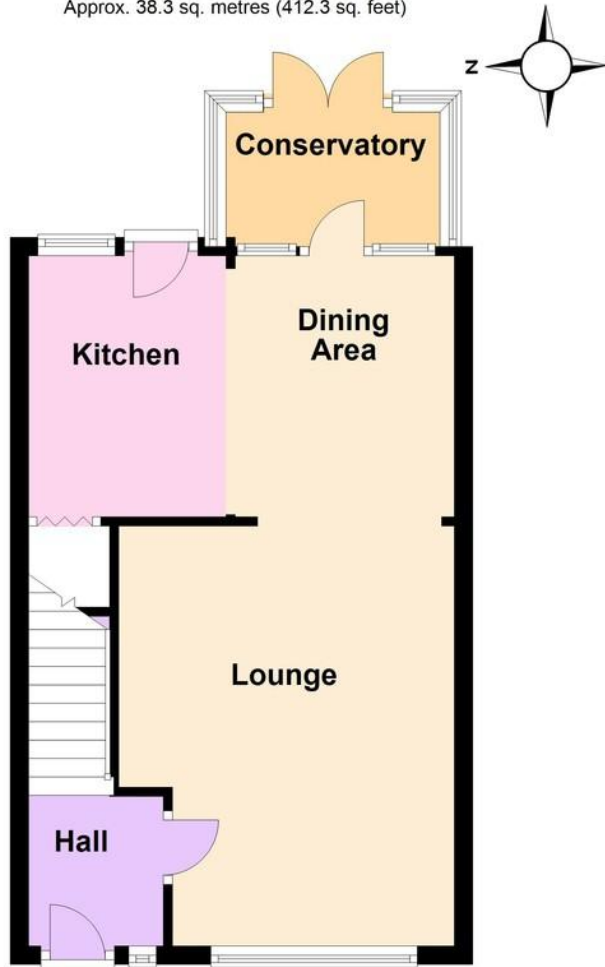
The accommodation in brief comprises:-entrance hall, lounge, conservatory, dining area, modern refitted kitchen with built in electric oven and hob, three bedrooms - all with fitted wardrobes and a modern refitted white shower room/WC with fully tiled walls.

Bayford Road can be found running between South Terrace along the seafront and New Road which in turn leads into Surrey Street and Littlehampton's town centre and shops



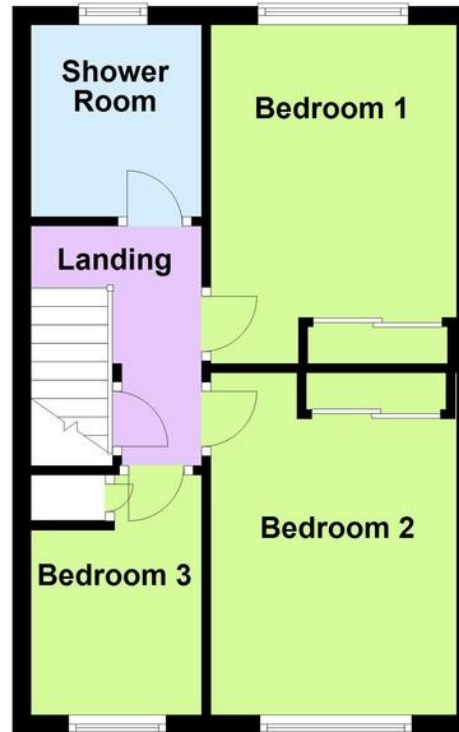
Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 73.0 sq. metres (785.4 sq. feet)

ENTRANCE HALL

LOUNGE

15' x 12' (4.57m x 3.66m)
max

DINING AREA

9' 3" x 7' 10" (2.82m x 2.39m)

KITCHEN

9' 3" x 7' (2.82m x 2.13m)

CONSERVATORY

7' 8" x 4' 10" (2.34m x 1.47m)

BEDROOM 1

12' 3" x 9' (3.73m x 2.74m)

BEDROOM 2

12' 2" x 8' 9" (3.71m x 2.67m)

BEDROOM 3

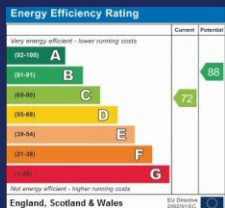
8' 7" x 6' 7" (2.62m x 2.01m)

SHOWER ROOM/WC

PRIVATE REAR GARDEN

GARAGE

16' 6" x 8' 5" (5.03m x 2.57m)



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