



44 Leeward Road, Littlehampton BN17 6PQ
£299,950 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedrooms
- Semi Detached House
- Ground Floor Cloakroom
- Modern Fitted Kitchen
- Conservatory & Gas CH
- Excellent Decorative Order
- Double Width Drive
- Garage
- EPC Rating TBA

A spacious three bedroom semi detached house with refitted modern kitchen, bathroom and double width private drive and garage.

In brief the accommodation comprises: - entrance porch, ground floor cloakroom, inner hall, spacious open plan lounge/dining room, refitted modern kitchen, conservatory, three bedrooms and a modern bathroom/WC.

Features include gas fired central heating, replacement double glazing, excellent decorative order, modern kitchen and bathroom, convenient double width private drive to the front providing off road parking for two cars and a garage accessed from the rear.

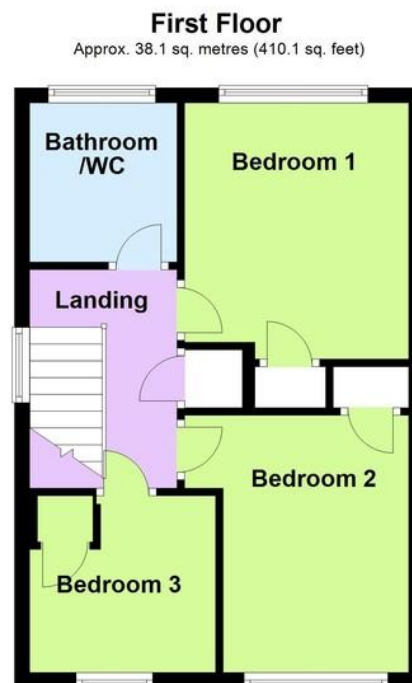
Leeward Road is a very popular residential area between Littlehampton and Rustington and runs between The Winter Knoll and Beaumont Park.

We would strongly recommend viewing this property to fully appreciate the condition and accommodation.





Total area: approx. 88.0 sq. metres (947.5 sq. feet)



ENTRANCE PORCH

INNER HALL

GROUND FLOOR CLOAKROOM

SPACIOUS LOUNGE/DINING ROOM
24' 10" x 13' 2" (7.57m x 4.01m)

KITCHEN
9' 1" x 8' 2" (2.77m x 2.49m)

CONSERVATORY
9' 5" x 8' 3" (2.87m x 2.51m)

BEDROOM 1
11' 1" x 9' 9" (3.38m x 2.97m)

BEDROOM 2
11' 2" x 8' 1" (3.4m x 2.46m)

BEDROOM 3
8' 1" x 7' 9" (2.46m x 2.36m)
max

BATHROOM/WC

DOUBLE WIDTH PRIVATE DRIVE

REAR GARDEN

GARAGE

**EPC TO
FOLLOW**



01903 850450

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

