



15 Linnet Close, Littlehampton BN17 7GW

Offers in Excess of £415,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached House
- 4 Bedrooms
- Spacious Accommodation
- 2 Reception Rooms
- Gas Central Heating
- Double Glazing
- Viewing Strongly Recommended
- Private Drive & Integral Garage
- EPC Rating: - 'C'

A stunning four bedroom detached house which offers particularly spacious and bright accommodation offered for sale in excellent decorative order throughout.

In brief the accommodation comprises: - double glazed front porch, entrance hall with beautiful wood floor, spacious lounge with double doors to rear garden, bay fronted dining room, kitchen/breakfast room with double doors to garden, built in electric oven/grill, gas hob, space and plumbing for washing machine and dishwasher and space for tall fridge/freezer; ground floor cloakroom, master bedroom with en suite shower room/WC, three further good size bedrooms with family bathroom/WC.

Outside there is a private drive providing off road parking for two cars and accesses an integral garage with up and over front door, personal door to kitchen, power and light. Private access to both sides of the property.

Features include gas fired central heating, double glazing, excellent decorative order and established low maintenance rear garden.

The property is pleasantly situated on the outskirts of Littlehampton within a quiet location on an established modern development. Linnett Close is accessed from Kingfisher Drive and Courtwick Lane.

Railway Stations: - Littlehampton under 2 miles, Angmering under 3 miles
London Victoria - under 2 hours by train
Gatwick Airport - approximately 1 hours drive
Chichester city centre - just under 14 miles
Worthing town centre - just over 9 miles
Arundel town - just over 3 miles
Convenient for local supermarkets.

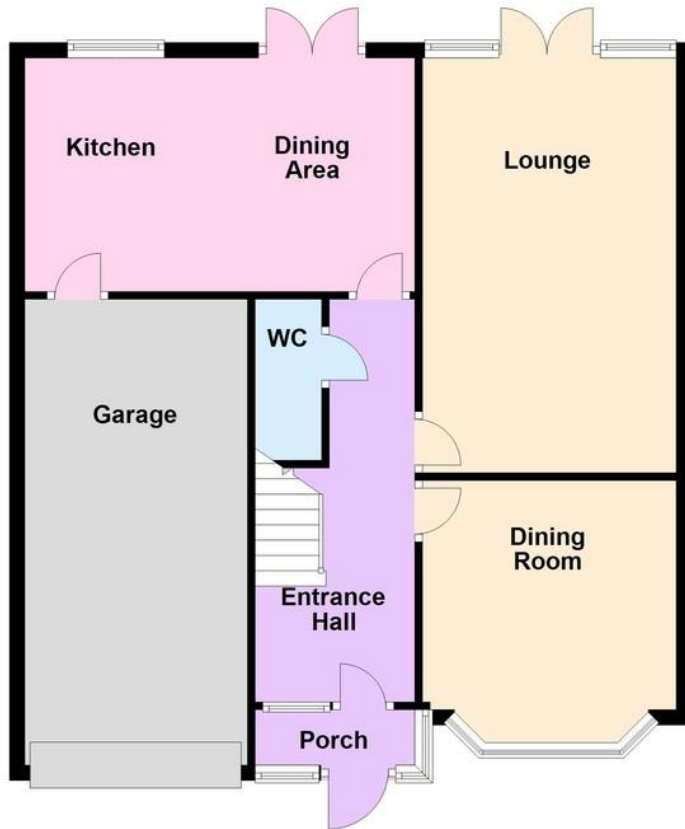
Council Tax Band - 'E'

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



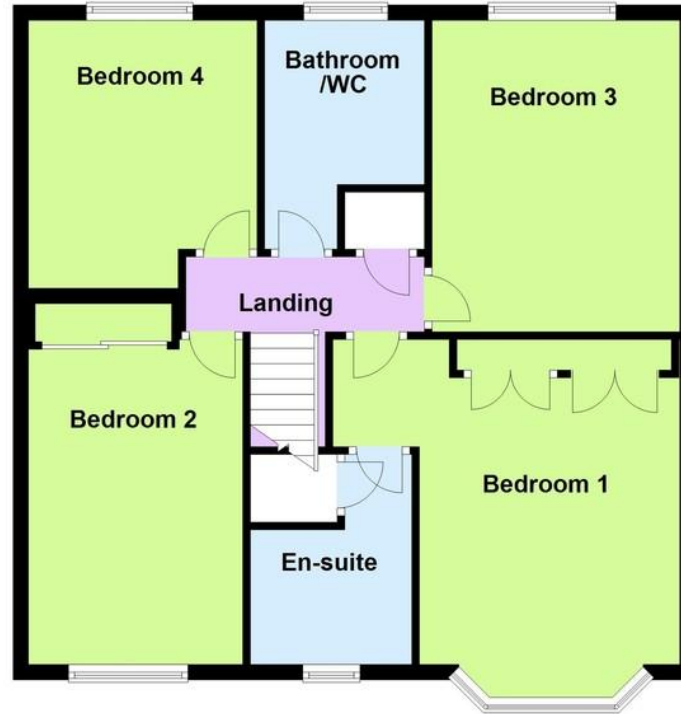
Ground Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



First Floor

Approx. 72.1 sq. metres (775.7 sq. feet)



Total area: approx. 148.5 sq. metres (1598.5 sq. feet)

FRONT PORCH

ENTRANCE HALL

LOUNGE

17' 8" x 10' 10" (5.38m x 3.3m)

DINING ROOM

10' 10" x 10' 7" (3.3m x 3.23m)

KITCHEN/BREAKFAST ROOM

16' 8" x 9' 11" (5.08m x 3.02m)

GROUND FLOOR CLOAKROOM

BEDROOM 1

12' 10" x 10' 9 min" (3.91m x 3.28m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

13' 6" x 9' 10" (4.11m x 3m)

BEDROOM 3

13' 4" x 11' (4.06m x 3.35m)

BEDROOM 4

11' 9" x 9' 9" (3.58m x 2.97m)

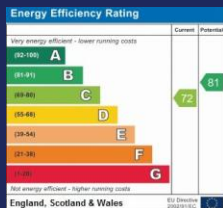
FAMILY BATHROOM

PRIVATE DRIVE

INTEGRAL GARAGE

20' x 9' 6" (6.1m x 2.9m)

DELIGHTFUL REAR GARDEN



01903 850450

**90 THE STREET, RUSTINGTON, LITTLEHAMPTON,
WEST SUSSEX, BN16 3NJ**

sales@hawkemetcalfe.co.uk

www.hawkemetcalfe.co.uk

