



21 Willow Brook, Littlehampton BN17 7NW  
**£250,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Terraced House
- 2 Double Bedrooms
- Gas Central Heating
- Double Glazing
- Through Lounge/Diner
- Viewing Recommended
- Garage
- South Rear Garden
- EPC Rating: - 'C'

A well presented mid terraced house with two double bedrooms and a south facing rear garden with direct access into the garage.

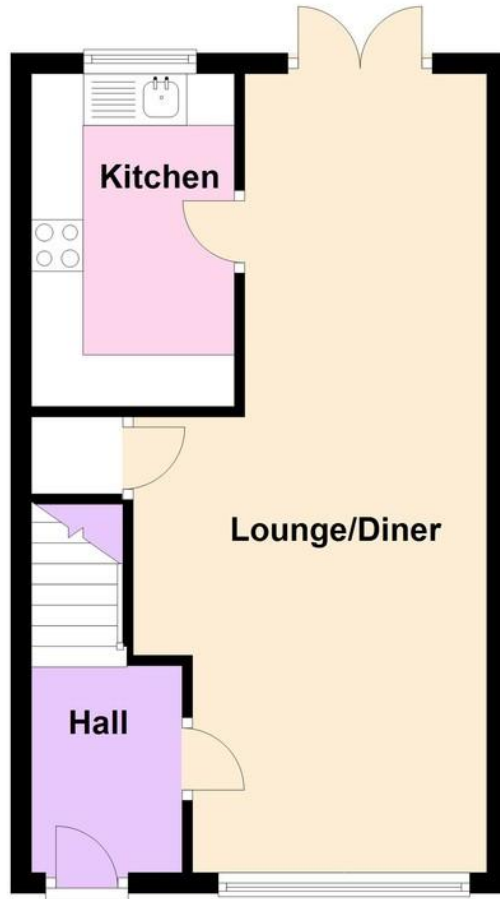
In brief the accommodation comprises:- entrance hall, through lounge/dining room, refitted kitchen, two double bedrooms and a bathroom/WC. Outside there is a small front garden and a south facing rear garden with direct access into the garage to the rear. Features include gas fired central heating and double glazing.

Willow Brook is conveniently situated in a residential area of Littlehampton, to the north of the town centre. Local shops are close by at Wick Parade and Morrisons Supermarket. The buses pass close by and provide access to surrounding areas.



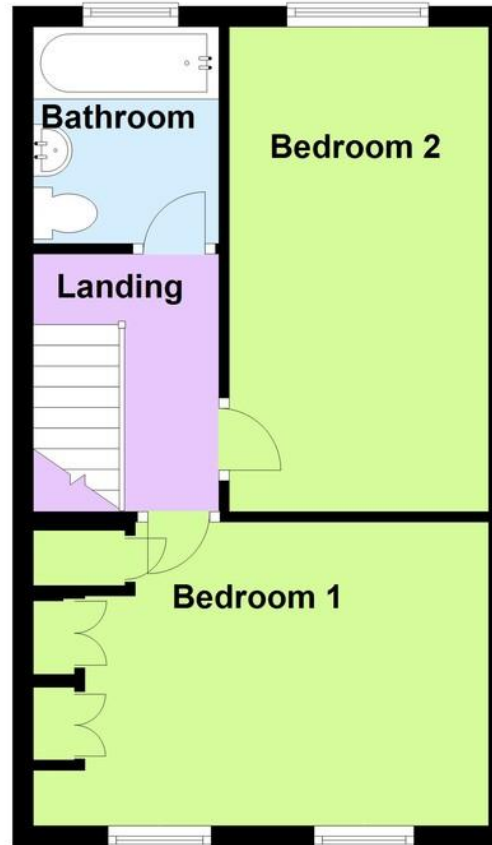
## Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



## First Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



Total area: approx. 68.3 sq. metres (734.8 sq. feet)

## ENTRANCE HALL

## LOUNGE/DINING ROOM

25' 4" x 11' 3" (7.72m x 3.43m)

## KITCHEN

10' 7" x 6' 5" (3.23m x 1.96m)

## BEDROOM 1

14' 4" x 10' 4" (4.37m x 3.15m)

## BEDROOM 2

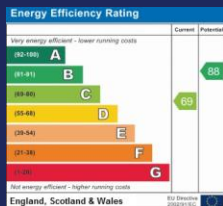
15' 4" x 8' 1" (4.67m x 2.46m)

## BATHROOM/WC

## SOUTH FACING REAR GARDEN

## GARAGE

16' 6" x 8' 1" (5.03m x 2.46m)



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