



39 Church Street, Littlehampton BN17 5PU
£650,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **Spacious Detached House**
- **4/5 Bedrooms**
- **Large Established Gardens**
- **Immaculate Decorative Order**
- **Stunning Extended Family Room**
- **Internal Viewing Recommended**
- **Modern Refitted Kitchen & Utility Room**
- **Large Drive & Garage**
- **EPC Rating: - 'D'**

A truly stunning 1950's detached house which has been extended to offer particularly spacious and versatile accommodation and has been refurbished and modernised throughout. We would strongly recommend viewing this delightful property to fully appreciate both the accommodation and gardens.

Features include a very large family room which overlooks the rear garden and pleasant outdoor living area with a large feature gazebo with power for TV etc., and adjacent cooking area with sink, potential to extend further the area off the eaves storage off bedroom two (consent already given), modern refitted kitchen with built in appliances, gas central heating, double glazing and en suite shower room to bedroom one.

The rear garden is a particular feature being approximately 150' long and divided into several sections. There is also access into the rear garden from St. Mary's Close.

The property is well set back from Church Street within a good size secluded plot and having a private drive large enough to accommodate numerous vehicles and access the integral garage with up and over door, power, light and internal door to the house.

Church Street is conveniently situated in Littlehampton, a short distance from the town centre and runs between Beach Road and Berry Lane. The seafront and promenade are also only a short distance away.

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. 123.6 sq. metres (1330.4 sq. feet)



First Floor
Approx. 70.2 sq. metres (755.3 sq. feet)



Total area: approx. 193.8 sq. metres (2085.7 sq. feet)

ENTRANCE HALL

LOUNGE

15' 7" x 11' 9" (4.75m x 3.58m)

STUDY/BEDROOM 5

9' 2" x 8' 8" (2.79m x 2.64m)

UTILITY ROOM

CLOAKROOM

KITCHEN

16' x 8' 8" (4.88m x 2.64m)

FAMILY ROOM

22' 3" x 16' (6.78m x 4.88m)
minimum measurements

BEDROOM 4

10' 3" x 9' 1" (3.12m x 2.77m)

FIRST FLOOR

LARGE LANDING

BEDROOM 1

11' 9" x 11' 3" (3.58m x 3.43m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

14' x 9' 2" (4.27m x 2.79m)

BEDROOM 3

10' 10" x 7' 7" (3.3m x 2.31m)

FAMILY BATH/SHOWER ROOM

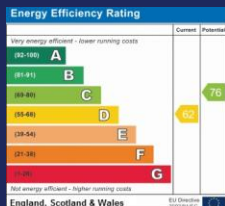
OUTSIDE

PRIVATE DRIVE

GARAGE

16' 1" x 8' 6" (4.9m x 2.59m)

VERY LARGE ESTABLISHED REAR GARDEN



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