



15 Ash Close, Littlehampton BN17 6FB
OIEO £340,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 4 Bedroom House
- 2 En Suite Shower Rooms
- 'Orangery' Style Conservatory
- Two Gardens
- Ground Floor Cloakroom
- Gas Central Heating & Double Glazing
- Internal Viewing Recommended
- Private Drive & Garage
- EPC Rating: - 'C'

A modern house built in approximately 2011/2012 by local builders, Messrs. Hargreaves. The accommodation is over three floors and comprises: - entrance hall, ground floor cloakroom, modern kitchen with some fitted appliances, lounge, lovely 'orangery' style conservatory, three first floor bedrooms - one with en suite shower room/WC; and a family bathroom/WC. On the top floor there is a particularly spacious master bedroom with large en suite shower room/WC.

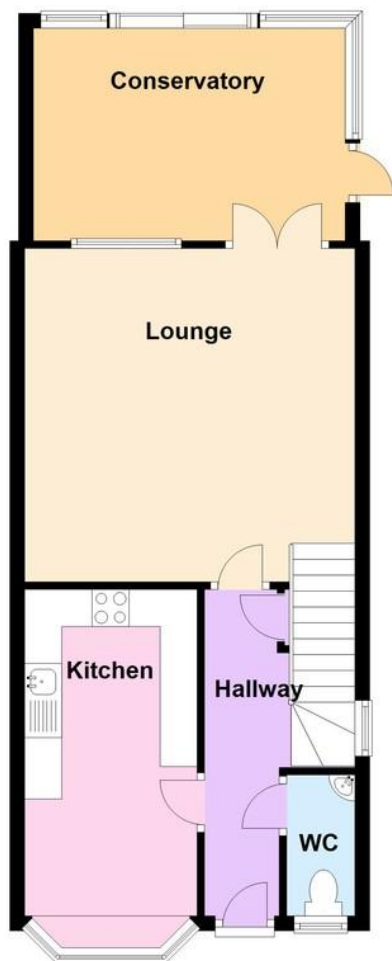
Outside there are two gardens to the side and rear which are of a courtyard style and have been professionally landscaped. There is a side gate to the front and personal side door into the adjacent garage, which has power, light and roof storage space. There is parking for two cars on the drive and an additional area of land adjacent to the garage that is also within the property's boundary.

Ash Close is a modern residential area between Littlehampton and Rustington and is accessed from Watersmead Drive from the Worthing Road. Number 15 occupies a particularly pleasant position overlooking the green from Watersmead Drive.



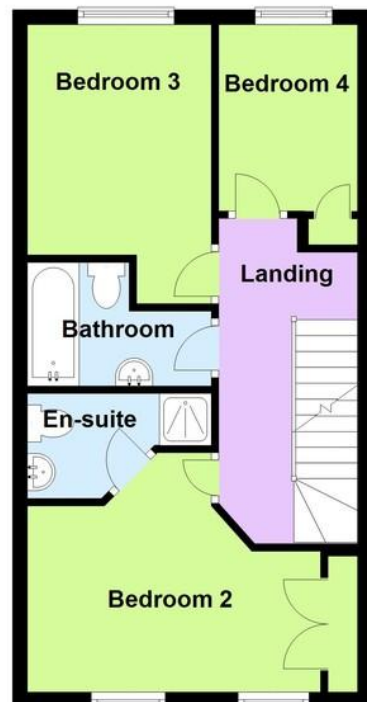
Ground Floor

Approx. 52.9 sq. metres (569.4 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Second Floor

Approx. 27.6 sq. metres (297.1 sq. feet)



Total area: approx. 120.6 sq. metres (1298.4 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

KITCHEN

14' 5" x 7' 7" (4.39m x 2.31m)

LOUNGE

14' 7" x 14' 9" (4.44m x 4.5m)

CONSERVATORY

13' 10" x 9' 5" (4.22m x 2.87m)

BEDROOM 2

12' 5" x 8' 4" (3.78m x 2.54m)

EN SUITE SHOWER ROOM/WC

BEDROOM 3

10' 2" x 8' 1" (3.1m x 2.46m)

BEDROOM 4

8' 2" x 6' 3" (2.49m x 1.91m)

FAMILY BATHROOM/WC

MASTER BEDROOM

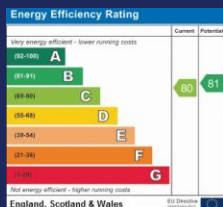
18' 2" x 11' 2" (5.54m x 3.4m)
max

SPACIOUS EN SUITE SHOWER ROOM/WC

PRIVATE DRIVE

GARAGE

18' 6" x 8' 11" (5.64m x 2.72m)



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