



9 Derwent Close, Littlehampton BN17 6SU

Offers in Excess of £295,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedrooms
- Gas Central Heating
- West Rear Garden
- Ground Floor Cloakroom
- Popular Location
- Drive & Garage
- Modern Kitchen
- Excellent Decorative Order
- EPC Rating: - 'D'

A modern three bedroom link style semi detached house which is offered for sale in excellent condition throughout.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, lounge, kitchen, three bedrooms and a modern bathroom/WC. Outside there is a garage and drive to the front of the house and it is the middle of the three. There is also a west facing rear garden.

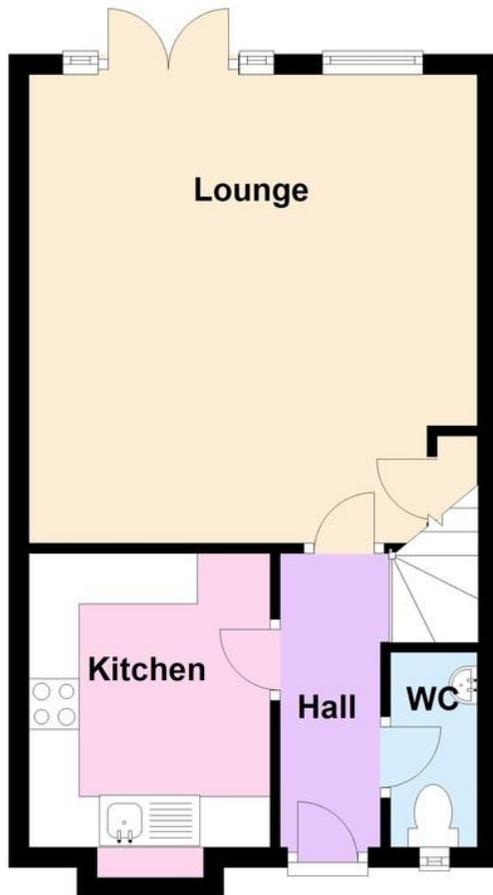
Features include gas fired central heating, double glazing, refitted kitchen and bathroom as well as a ground floor WC.

Derwent Close is located between Rustington and Littlehampton within the popular Beaumont Park area and can be accessed from Ullswater Drive via The Faroes.



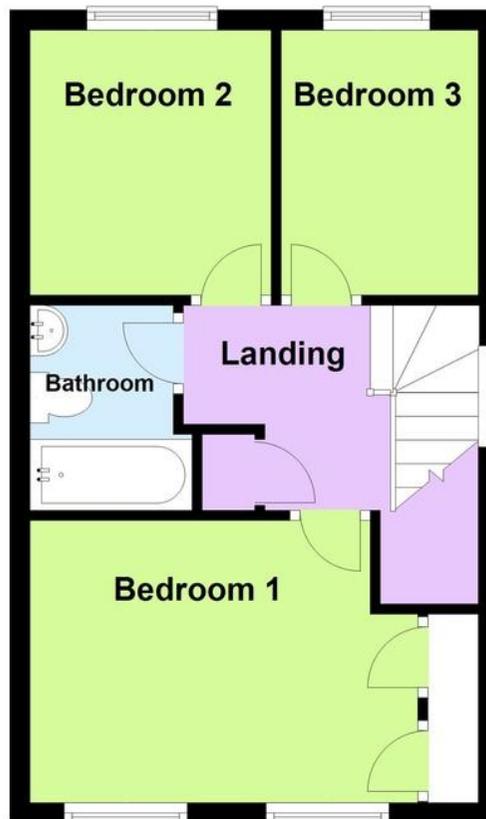
Ground Floor

Approx. 34.4 sq. metres (370.3 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.9 sq. feet)



ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

15' 2" x 14' 8" (4.62m x 4.47m)
max

KITCHEN

9' 8" x 7' 11" (2.95m x 2.41m)

BEDROOM 1

12' 8" x 9' (3.86m x 2.74m)

BEDROOM 2

9' 1" x 7' 10" (2.77m x 2.39m)

BEDROOM 3

8' 11" x 6' 6" (2.72m x 1.98m)

BATHROOM/WC

PRIVATE DRIVE

GARAGE

WEST FACING REAR GARDEN

Total area: approx. 68.5 sq. metres (737.2 sq. feet)



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