



2 Keelson Way, Littlehampton BN17 6RN

Offer in Excess of £265,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached House
- 2/3 Bedrooms
- Ground Floor Cloakroom
- Gas Central Heating
- Versatile Extended Accommodation
- Spacious Kitchen/Dining Room
- Good Size Rear Garden
- Private Drive
- EPC Rating 'C'

A spacious semi detached house which has been extended on the ground floor to now provide good size versatile accommodation.

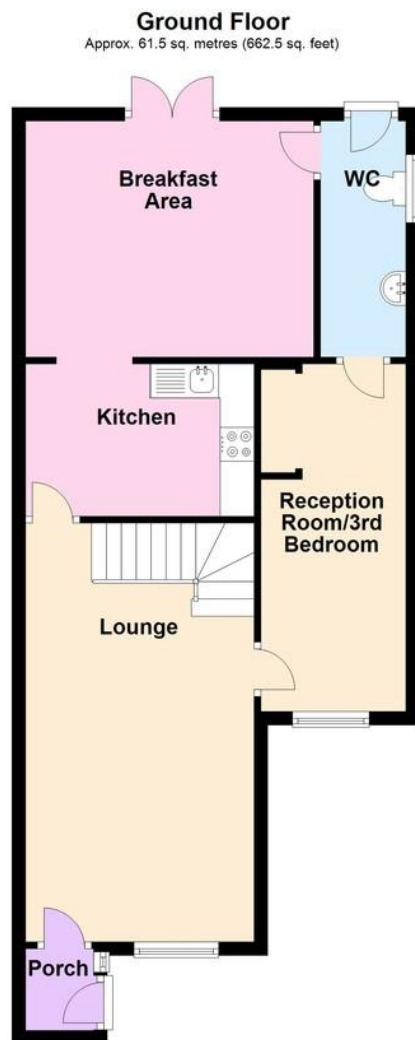
In brief the accommodation comprises: - front porch, lounge, separate additional reception room/3rd bedroom, extended open plan kitchen/dining room, ground floor cloakroom, 2 first floor bedrooms and bathroom/WC.

Outside there is a good size rear garden and a wide private drive to the front providing off road parking for several vehicles.

Features include gas central heating and double glazing.

Keelson Way is situated in a popular residential area between Rustington and Littlehampton and is off Fastnet Way which in turn runs between Southfields Road and Peregrine Road.





First Floor
Approx. 28.7 sq. metres (308.9 sq. feet)



Total area: approx. 90.3 sq. metres (971.5 sq. feet)

ENTRANCE HALL

LOUNGE

20' 3" x 11' (6.17m x 3.35m)

KITCHEN

11' x 7' 4" (3.35m x 2.24m)

DINING ROOM

13' 11" x 11' 4" (4.24m x 3.45m)

GROUND FLOOR CLOAKROOM

GROUND FLOOR BEDROOM 3/RECEPTION ROOM

16' 9" x 7' 4" (5.11m x 2.24m)

BEDROOM 1

11' 1" x 11' (3.38m x 3.35m)

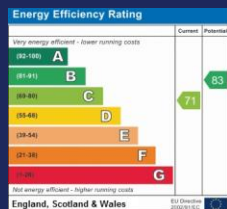
BEDROOM 2

11' x 7' 2" (3.35m x 2.18m)

BATHROOM/WC

PRIVATE DRIVE

REAR GARDEN



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