



6 The Saltings, Littlehampton BN17 6RR
£275,000 Freehold Offers In Excess Of

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached
- 2 Double Bedrooms
- Conservatory
- Long Driveway
- Modern Kitchen & Bathroom
- Gas Heating & Double Glazing
- Popular Beaumont Park
- Good Size Garden
- EPC Rating: - 'D'

A well presented, modern semi detached house with two bedrooms, conservatory and a long driveway situated in popular Beaumont Park.

The property would be an ideal first purchase or buy to let investment and benefits from a good size garden with a large storage shed (measuring 13'5 x 9' approx.) a small raised decked area which is currently used for a hot tub whilst the remainder is mainly laid to lawn. Internally the property is well presented and the conservatory adds a useful space particularly suitable as a dining area. The driveway to the side of the property is large enough for at least 2 vehicles or as a space to store a motorhome/caravan/trailer if required.

Accommodation in brief comprises: entrance porch, lounge, kitchen, conservatory, 2 double bedrooms , bathroom/WC, gardens and driveway.

The Saltings can be found off Capstan Drive and Fastnet Way which in turn is best approached via Southfields Road and Beaumont Park which leads into Rustington.



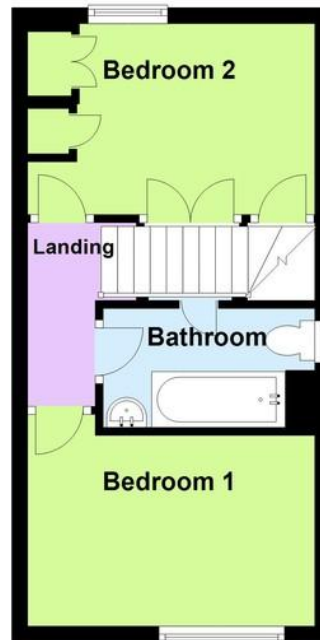
Ground Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



Total area: approx. 64.4 sq. metres (692.7 sq. feet)

ENTRANCE PORCH

LOUNGE

17' 0" x 11' 10" (5.18m x 3.61m)

KITCHEN

11' 10" x 7' 8" (3.61m x 2.34m)

CONSERVATORY

10' 8" x 8' 1" (3.25m x 2.46m)

FIRST FLOOR LANDING

BEDROOM 1

11' 10" x 8' 0" (3.61m x 2.44m)

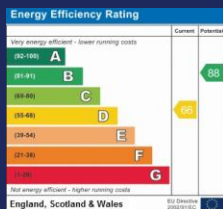
BEDROOM 2

11' 10" x 7' 8" (3.61m x 2.34m)

BATHROOM

REAR GARDEN

DRIVEWAY



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ

sales@hawketmetcalfe.co.uk

www.hawketmetcalfe.co.uk

