



10 Upperton Grove, Kingley Gate BN17 7BF  
**O.I.E.O. £325,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedrooms
- En Suite Shower Room/WC
- Ground Floor Cloakroom
- Private Drive & Garage
- Utility Room
- Excellent Decorative Order
- Drive & Garage
- Delightful Rear Garden
- EPC Rating: - 'B'

A modern semi detached house situated within the very popular Kingley Gate Development on the outskirts of Littlehampton.

The property is offered for sale in excellent decorative order and internal viewing is strongly recommended.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, double aspect lounge, kitchen/dining room, utility room, three bedrooms, en suite shower room/WC to bedroom one and a separate family bathroom.

Outside there is a private drive to garage with personal door into the rear garden which has been landscaped beautifully.

The house is very pleasantly located towards the far end of the Kingley Gate Development which is accessed from the traffic lights on the A259.

PLEASE NOTE: - There is an annual maintenance charge payable and is approximately £240. It covers all the grounds maintenance, wild areas, grass cutting, dog bins, etc.



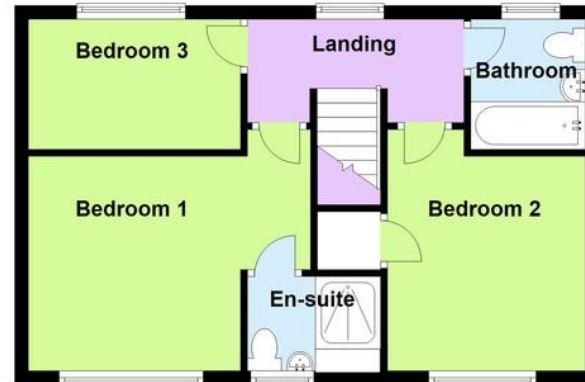
### Ground Floor

Approx. 60.0 sq. metres (646.2 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



Total area: approx. 102.4 sq. metres (1102.2 sq. feet)

**ENTRANCE HALL**

**GROUND FLOOR CLOAKROOM**

**LOUNGE**

17' x 9' 8" (5.18m x 2.95m)

**KITCHEN/DINING ROOM**

17' x 9' 8" (5.18m x 2.95m)

**UTILITY ROOM**

6' 9" x 5' 4" (2.06m x 1.63m)

**BEDROOM 1**

13' 7" x 10' 4" (4.14m x 3.15m)

max

**EN SUITE SHOWER ROOM/WC**

**BEDROOM 2**

10' 4" x 9' 11" (3.15m x 3.02m)

**BEDROOM 3**

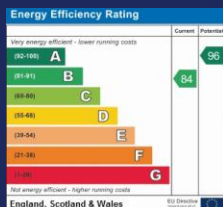
10' 3" x 6' 3" (3.12m x 1.91m)

**BATHROOM/WC**

**PRIVATE DRIVE**

**GARAGE**

19' 8" x 9' 7" (5.99m x 2.92m)



**01903 850450**

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

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**

