



14 Columbine Way, Littlehampton BN17 6UX
£440,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached 5 Bedroom House
- 2 En Suites & Family Bathroom
- Lounge & Dining Room
- Ground Floor Cloakroom
- Gas Central Heating & Double Glazing
- Corner Plot
- No Onward Chain
- Double Width Private Drive
- EPC Rating: - 'D'

A five bedroom detached house offering flexible accommodation which includes a ground floor bedroom with en suite shower room.

In brief the accommodation comprises:- entrance hall, lounge, dining room, kitchen, ground floor fifth bedroom with en suite shower. Four first floor bedrooms with en suite to the master bedroom and a family bathroom.

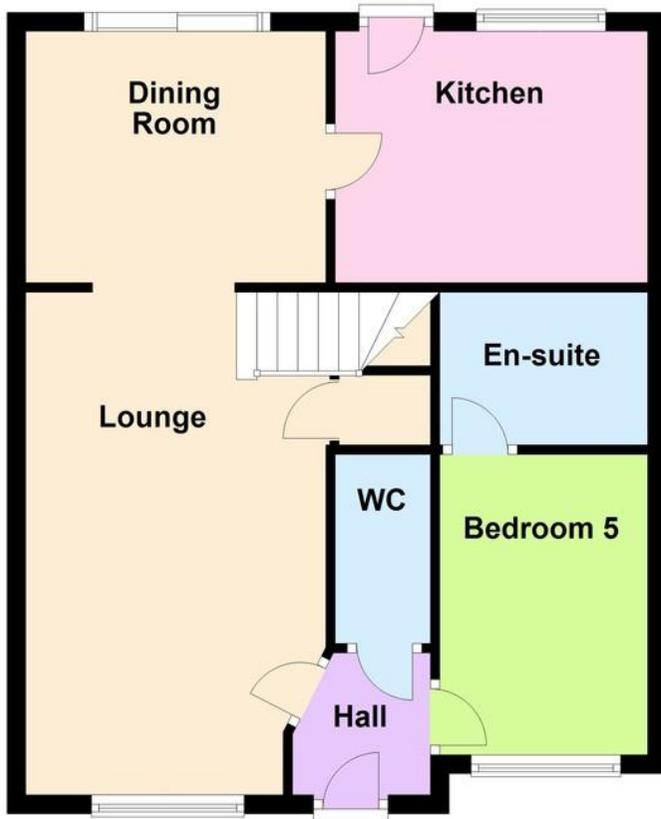
Outside there is a private double width drive to the front providing off road parking for two vehicles and an enclosed private rear garden which is mainly laid to lawn.

Marlborough Place Development is just off the Worthing Road and between Littlehampton and Rustington. Columbine Way runs between Bluebell Drive through to Hamilton Drive, Rustington.



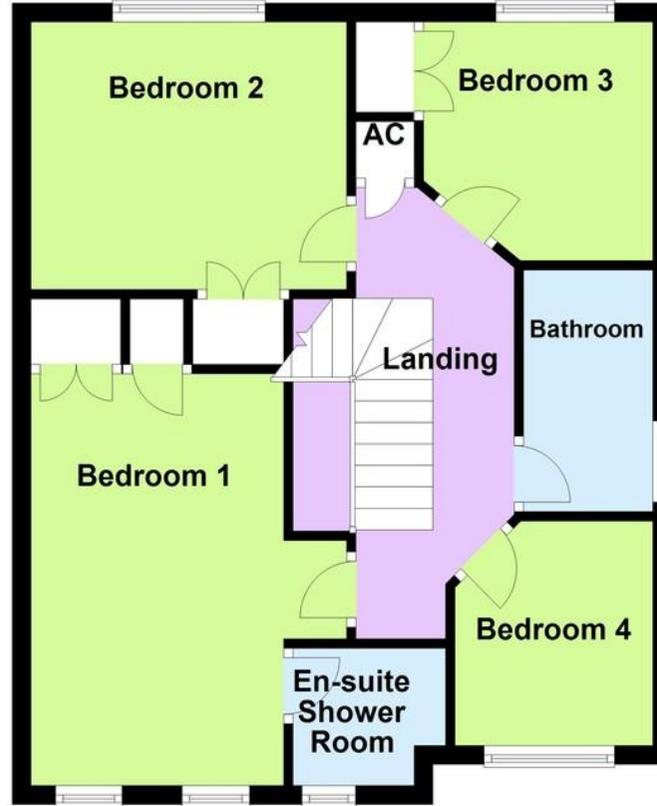
Ground Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.0 sq. feet)



Total area: approx. 106.0 sq. metres (1141.1 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

17' 6" x 10' 4" (5.33m x 3.15m)

DINING ROOM

10' 7" x 8' 9" (3.23m x 2.67m)

KITCHEN

11' x 9' (3.35m x 2.74m)

GROUND FLOOR BEDROOM 5

10' 6" x 7' 4" (3.2m x 2.24m)

EN SUITE SHOWER ROOM

BEDROOM 1

15' 5" x 8' 10" (4.7m x 2.69m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

10' 6" x 9' (3.2m x 2.74m)

BEDROOM 3

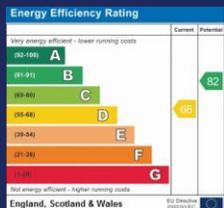
9' x 8' 2" (2.74m x 2.49m)

BEDROOM 4

7' 10" x 7' (2.39m x 2.13m)

FAMILY BATHROOM

DOUBLE WIDTH PRIVATE DRIVE



01903 850450

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

sales@hawkemetalfe.co.uk

www.hawkemetalfe.co.uk

