



19 Clifton Road, Littlehampton BN17 5AS  
**£385,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- **Stunning Victorian House**
- **Modernised & Refurbished Throughout**
- **Viewing Recommended**
- **4 Bedrooms**
- **3 Reception Rooms**
- **Gas Central Heating**
- **Very Spacious Accommodation**
- **Newly Landscaped Rear Garden**
- **EPC Rating: - 'E'**

**MUST BE VIEWED** - A simply stunning three storey Victorian house which has been extensively refurbished and modernised and is now offered for sale with immediate possession available i.e., no onward chain.

Features include a new kitchen with built in oven, hob, dishwasher, fridge and freezer and washing machine; new 'Victorian' style bathroom with bath, shower cubicle and WC and additional separate WC. Redecorated throughout with new floor coverings and new gas central heating.

The accommodation is particularly spacious and versatile, being set across three floors and having a useful large cellar.

Clifton Road is conveniently situated in the heart of Littlehampton town centre, close to all the local shops and amenities. The river and quayside are only a short walk away which gives easy access to the beach and seafront. The town is well serviced by bus routes and Littlehampton mainline railway station is also nearby.





Total area: approx. 168.0 sq. metres (1808.3 sq. feet)

## ENTRANCE HALL

## LOUNGE

13' 10" x 12' 6" (4.22m x 3.81m)

## DINING ROOM

12' 12" x 10' 7" (3.96m x 3.23m)

## BREAKFAST ROOM

11' 5" x 10' 9" (3.48m x 3.28m)

## CELLAR

16' x 11' 7" (4.88m x 3.53m)

## KITCHEN

10' 7" x 9' 9" (3.23m x 2.97m)

## BEDROOM 1

16' 1" x 13' 10" (4.9m x 4.22m)

## BEDROOM 2

12' 2" x 10' 7" (3.71m x 3.23m)

## BATHROOM

## ADDITIONAL SEPARATE WC

## BEDROOM 3

16' 2" x 12' 5" (4.93m x 3.78m)  
max

## BEDROOM 4

8' 11" x 9' 4" (2.72m x 2.84m)

## 2 BRICK STORE CUPBOARDS

## OUTSIDE WC

## NEWLY LANDSCAPED GOOD SIZE REAR GARDEN



01903 850450

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

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

