



14 Southfields Road, Littlehampton BN17 6AE  
**£435,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Extended Semi Detached House**
- **3 Bedrooms**
- **3 Reception Rooms**
- **Ground Floor Cloakroom**
- **No Onward Chain**
- **South Facing Rear Garden**
- **Private Drive & Garage**
- **Council Tax Band 'D'**
- **EPC Rating 'D'**

A particularly spacious older style semi detached house which has been extended on the ground floor.

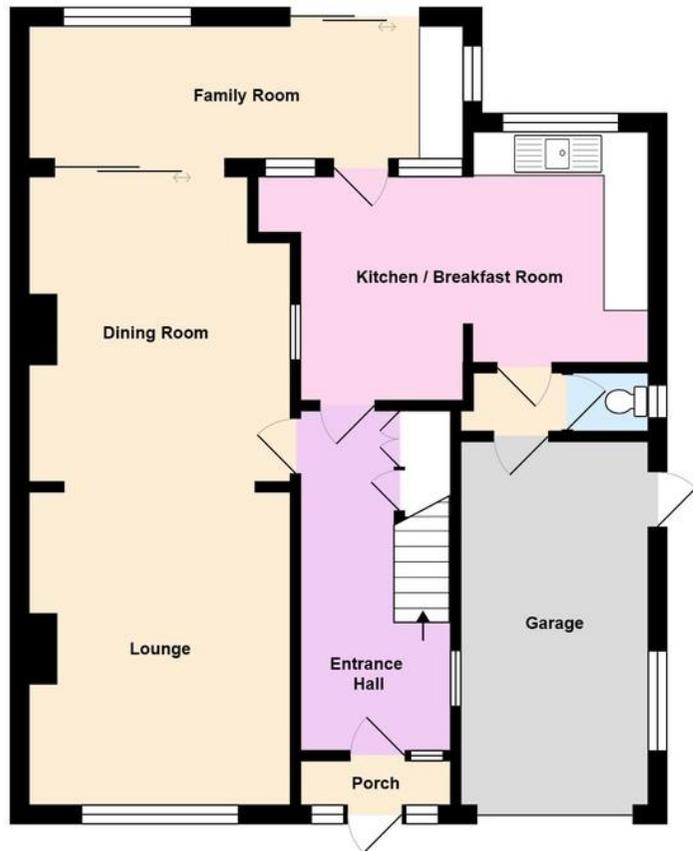
In brief the accommodation comprises: - porch, large entrance hall, lounge, dining room, family room, kitchen/breakfast room, ground floor cloakroom, three bedrooms and a bath/shower room.

Outside there is a private drive which provides off road parking and accesses the attached garage with up and over door and personal door into the house. The rear garden is a particular feature being south facing with a lawned area and a 'Rose Garden'.

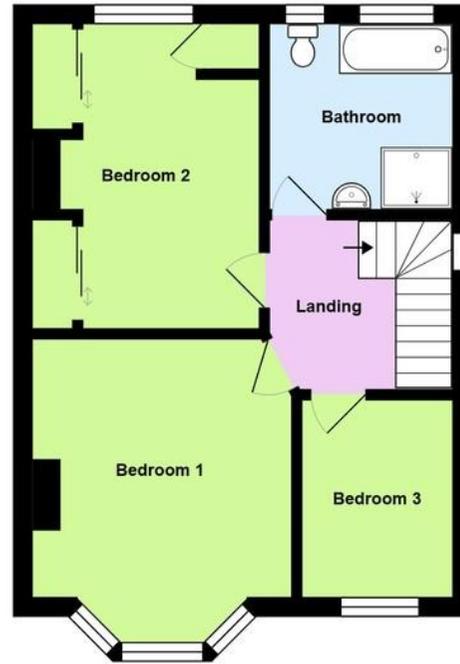
The house is offered for sale with no onward chain and viewing is strongly recommended to fully appreciate this lovely house.

Southfields Road is a popular residential area of Littlehampton and runs between Horsham Road and Beaumont Park.





**Ground Floor**  
Area: 978 ft<sup>2</sup> ... 90.9 m<sup>2</sup>



**First Floor**  
Area: 521 ft<sup>2</sup> ... 48.4 m<sup>2</sup>

Total Area: 1499 ft<sup>2</sup> ... 139.3 m<sup>2</sup> (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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**PORCH**

**ENTRANCE HALL**

**LOUNGE**

14' 3" x 12' (4.34m x 3.66m)

**DINING ROOM**

14' x 12' (4.27m x 3.66m)

**FAMILY ROOM**

19' 6" x 6' 4" (5.94m x 1.93m)

**KITCHEN/BREAKFAST ROOM**

16' x 9' 10" (4.88m x 3m)

average measurements

**GROUND FLOOR CLOAKROOM**

**BEDROOM 1**

13' 6" x 12' (4.11m x 3.66m)

**BEDROOM 2**

14' 1" x 10' 5" (4.29m x 3.18m)

**BEDROOM 3**

8' 11" x 7' (2.72m x 2.13m)

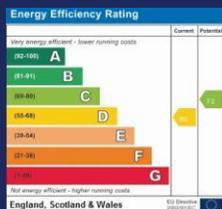
**BATH/SHOWER ROOM/WC**

**PRIVATE DRIVE**

**GARAGE**

17' 1" x 8' 8" (5.21m x 2.64m)

**LARGE SOUTH FACING REAR GARDEN**



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