



110 Southfields Road, Littlehampton BN17 6PD
£320,000 Freehold

HAWKE & METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious 3 Bedroom House**
- **Ground Floor Cloakroom**
- **Private Drive/Off Road Parking & Garage in Block**
- **Large Through Lounge/Dining Room**
- **Internal Viewing Recommended**
- **Modern Kitchen & Bathroom**
- **Excellent Decorative Order**
- **Council Tax Band 'C'**
- **EPC Rating: - 'C'**

A spacious three bedroom house offered for sale in excellent decorative order with off road private drive providing parking for two cars and a lovely south-west facing rear garden.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, spacious through lounge/dining room with bay window to the front and sliding patio doors to the rear garden; modern refitted kitchen, three bedrooms and a white modern refitted bathroom/WC.

Outside the front is block paved so now provides off road parking for two cars and the rear garden has a paved patio that extends to a neat lawn with shed and gate to the rear, There is also a garage in a block.

Features include gas central heating, replacement double glazing, EPC energy efficiency rating 'C' and the house is offered for sale in excellent decorative order.

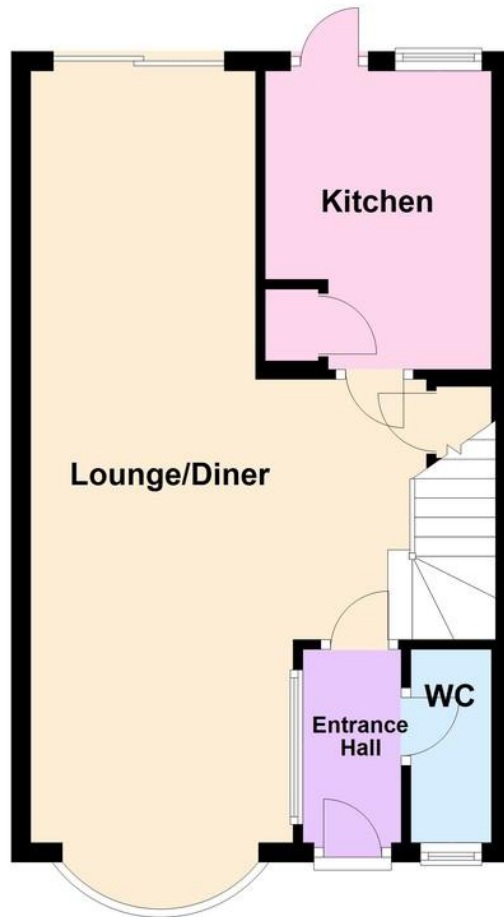
We would recommend internal viewing to fully appreciate this lovely home.

Southfields Road is pleasantly situated midway between Rustington and Littlehampton and runs between Beaumont Park and Horsham Road.



Ground Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 76.1 sq. metres (819.2 sq. feet)

ENTRANCE HALL

CLOAKROOM

LOUNGE/DINING ROOM

26' 1" x 12' 11" (7.95m x 3.94m)
max

KITCHEN

9' 10" x 7' 7" (3m x 2.31m)

BEDROOM 1

13' x 9' 7" (3.96m x 2.92m)

BEDROOM 2

10' 10" x 8' 5" (3.3m x 2.57m)

BEDROOM 3

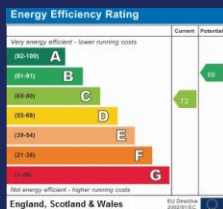
7' 10" x 7' (2.39m x 2.13m)

BATHROOM/WC

GARAGE IN BLOCK

OFF ROAD PARKING

SOUTH-WEST FACING REAR GARDEN



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