



27 Manning Road, Littlehampton BN17 7HT
£250,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 2 Bedroom House
- Spacious Room Sizes
- Open Plan Lounge/Dining Room
- Gas Central Heating
- No Onward Chain
- Replacement Double Glazing
- Established Rear Garden
- Council Tax Band: - 'B'
- EPC Rating: - 'C'

A mid terrace house offered for sale with no onward chain. In brief the accommodation comprises: - entrance hall, open plan lounge/dining room, kitchen, two double bedrooms and a bathroom/WC.

Outside there are good size gardens to the front and rear along with a store room which is accessed from either the garden or a side passage way.

The property has gas central heating, replacement double glazing and would benefit from some updating internally.

Manning Road is situated to the north of Littlehampton town centre and runs between Courtwick Road and Clun Road.



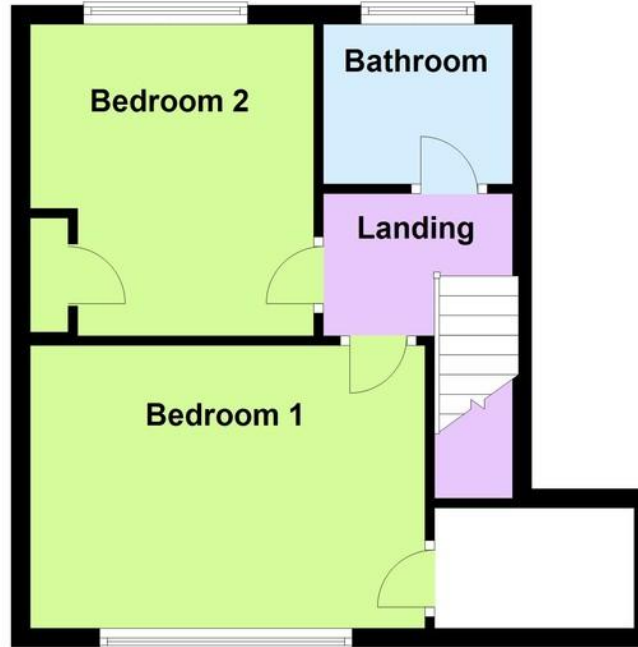
Ground Floor

Approx. 37.9 sq. metres (407.8 sq. feet)



First Floor

Approx. 33.8 sq. metres (364.3 sq. feet)



ENTRANCE HALL

LOUNGE/DINING ROOM

20' 9" x 10' 8" (6.32m x 3.25m)
max

KITCHEN

9' 10" x 7' 5" (3m x 2.26m)

BEDROOM 1

13' 7" x 9' 8" (4.14m x 2.95m)

BEDROOM 2

11' x 9' 9" (3.35m x 2.97m)

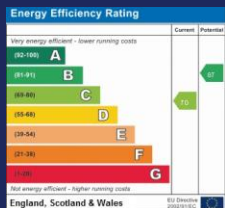
BATHROOM/WC

FRONT GARDEN

ESTABLISHED REAR GARDEN

STORE ROOM

Total area: approx. 71.7 sq. metres (772.1 sq. feet)



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