



19 Biscay Close, Littlehampton BN17 6SW
£350,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom EOT House
- Extended Garage/Workshop
- Garden Room with 'Hayloft'
- Gardens to 3 Sides
- Gas Central Heating
- Viewing Recommended
- Private Off Road Parking
- Council Tax Band 'C'
- EPC Rating 'TBA'

A three bedroom end of terrace house with feature extended garage/workshop and a very useful garden room with 'hayloft' above. The current vendors use these rooms as another sitting room and den, it has power and light.

In brief the accommodation comprises: - entrance hall, lounge, kitchen/dining room, three bedrooms, the main bedroom has a 'walk-in' dressing room with hanging rails and wardrobes; and a family bathroom.

Outside there are delightful gardens to three sides stocked with a variety of plants and shrubs. The rear garden has a paved patio area and a raised fishpond.

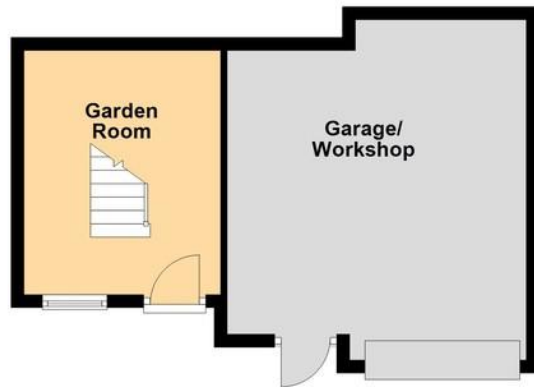
As well as the extra large garage/workshop, there is a drive that provides off road parking.

We would strongly recommend internal viewing to fully appreciate this lovely house.

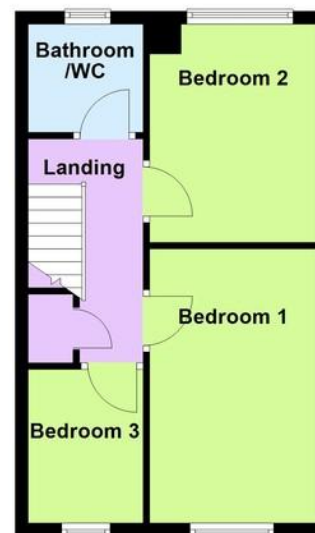
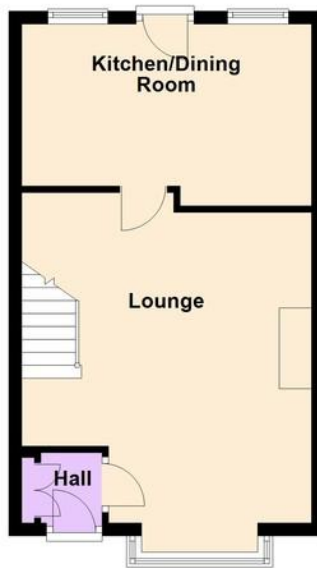
Biscay Close is located mid-way between Littlehampton and Rustington and is accessed from Fastnet Way into Capstan Drive.



Ground Floor
Approx. 69.6 sq. metres (749.5 sq. feet)



First Floor
Approx. 46.1 sq. metres (496.7 sq. feet)



Total area: approx. 115.8 sq. metres (1246.2 sq. feet)

ENTRANCE HALL

LOUNGE

15' 9" x 11' 10" (4.8m x 3.61m)
minimum

KITCHEN/DINING ROOM

14' 8" x 9' 2" (4.47m x 2.79m)

BEDROOM 1

13' 10" x 8' 6" (4.22m x 2.59m)

BEDROOM 2

11' 2" x 8' 7" (3.4m x 2.62m)

BEDROOM 3

7' 9" x 5' 10" (2.36m x 1.78m)

BATHROOM/WC

SIDE DRIVE/OFF ROAD PARKING

GARAGE/WORKSHOP

15' 2" x 17' 11" (4.62m x 5.46m)
maximum

GARDEN ROOM

12' 5" x 10' (3.78m x 3.05m)
with 'hayloft' above

FEATURE GARDENS TO 3 SIDES

**EPC TO
FOLLOW**



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