



5 Compass Close, Littlehampton BN17 6SA  
**£335,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached House
- 3 Bedrooms
- En Suite Shower Room
- Through Lounge/Dining Room
- Private Drive & Garage
- Additional Parking
- South Rear Garden
- Council Tax Band 'C'
- EPC Rating 'D'

A modern three bedroom semi detached house with off road parking for numerous vehicles and a private south aspect rear garden which backs onto an area of open green space.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, lounge, dining area, kitchen, master bedroom with en suite shower room, two further bedrooms and a family bathroom. Outside there is a long private drive that provides off road parking for several vehicles and then an additional private off road space as well as the garage.

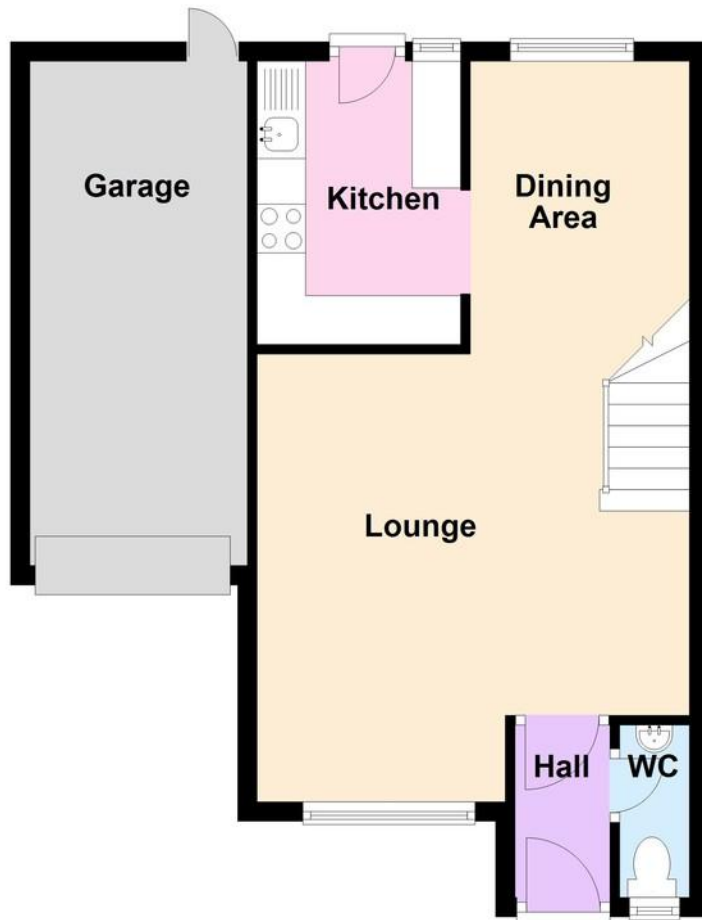
Features include electric heating, double glazing, electric car charger and the house is offered for sale in excellent decorative order with internal viewing recommended.

Compass Close is situated mid-way between Littlehampton and Rustington and is accessed from The Faroes off Fastnet Way.



## Ground Floor

Approx. 47.8 sq. metres (514.9 sq. feet)



## First Floor

Approx. 33.1 sq. metres (356.1 sq. feet)



## ENTRANCE HALL

## CLOAKROOM

## LOUNGE

15' 2" x 14' 8" (4.62m x 4.47m)  
max

## DINING AREA

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

## KITCHEN

9' 5" x 7' (2.87m x 2.13m)

## BEDROOM1

11' 6" x 7' 9" (3.51m x 2.36m)

## EN SUITE SHOWER ROOM

## BEDROOM 2

9' 7" x 8' (2.92m x 2.44m)

## BEDROOM 3

6' 8" x 6' 5" (2.03m x 1.96m)

## BATHROOM/WC

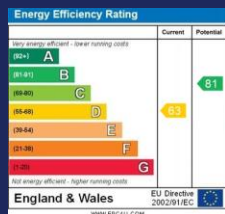
## LONG PRIVATE DRIVE

## GARAGE

17' x 8' 4" (5.18m x 2.54m)

## ADDITIONAL OFF ROAD PARKING

Total area: approx. 80.9 sq. metres (871.0 sq. feet)



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