



66 Parkside Avenue, Littlehampton BN17 6BJ
£625,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **Spacious 4 Bedroom Detached House**
- **3 Reception Rooms**
- **Energy Efficient Solar Panels**
- **Large Conservatory**
- **No Onward Chain - Viewing Recommended**
- **Extensive Off Road Parking**
- **58 x 38 South Rear Garden**
- **Council Tax Band 'F'**
- **EPC Rating 'C'**

A spacious 4 bedroom detached house set within a good size plot.

Features include: - owned solar panels with two storage batteries, EV charging point on front drive, large 58 x 38 south facing rear garden and the property is offered for sale with no onward chain.

In brief the accommodation comprises: - front porch, entrance hall, cloakroom/wet room, kitchen, lounge, dining room, third reception room, conservatory, four bedrooms, bathroom and a separate WC.

Outside there is a large private driveway that provides off road parking for numerous vehicles including space for a caravan or boat etc., and accesses the garage.

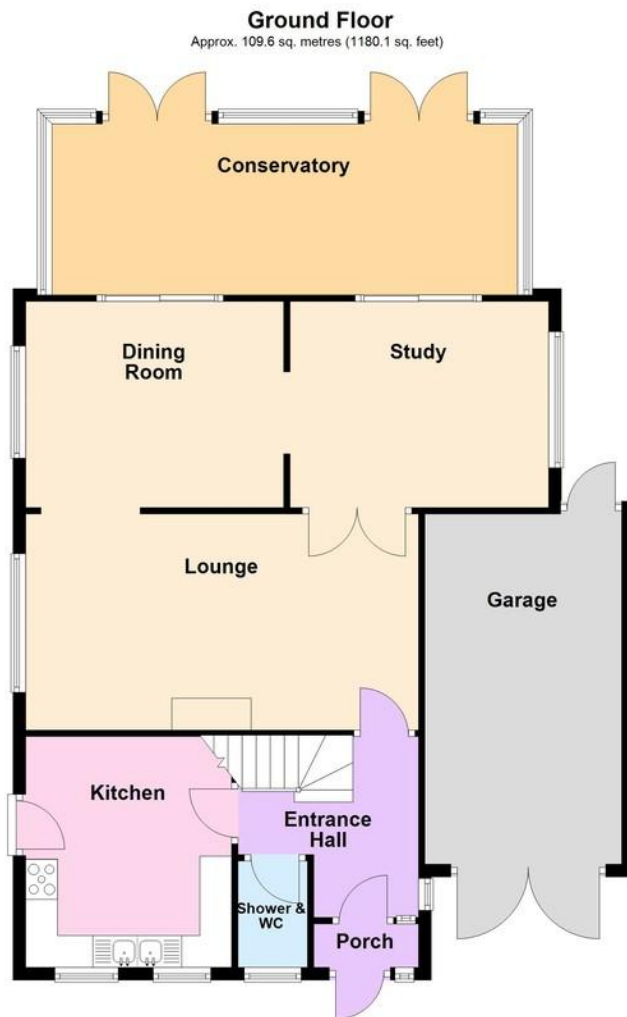
The rear garden is a particular feature being south facing and measuring 58' in length and 38' wide.

Parkside Avenue is a popular residential area of Littlehampton and runs between Southfields Road and The Winter Knoll.

AGENTS NOTE:- The current vendor has advised us that due to the 'owned' solar panels that were installed in 2023, the house is now very economical to run and has reduced the running costs dramatically.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





Total area: approx. 171.1 sq. metres (1841.7 sq. feet)

PORCH

ENTRANCE HALL

WC/WET ROOM

KITCHEN

11' 11" x 10' 8" (3.63m x 3.25m)

LOUNGE

20' 10" x 11' 2" (6.35m x 3.4m)

DINING ROOM

13' 4" x 10' 11" (4.06m x 3.33m)

THIRD RECEPTION ROOM

13' 4" x 10' 11" (4.06m x 3.33m)

CONSERVATORY

24' 1" x 8' 9" (7.34m x 2.67m)

BEDROOM 1

11' 1" x 9' 2" (3.38m x 2.79m)

BEDROOM 2

11' 2" x 9' 3" (3.4m x 2.82m)

BEDROOM 3

10' 3" x 9' 11" (3.12m x 3.02m)

BEDROOM 4

9' 11" x 7' (3.02m x 2.13m)

BATHROOM

SEPARATE WC

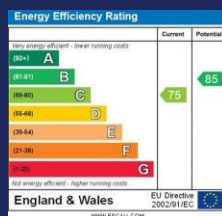
LARGE PRIVATE DRIVE

GARAGE

18' 1" x 10' 2" (5.51m x 3.1m)

SOUTH REAR GARDEN

58' x 38' (17.68m x 11.58m)



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