



10 Faulkner Gardens, Littlehampton BN17 6GS
£450,000 Freehold

**HAWKE &
METCALFE** 
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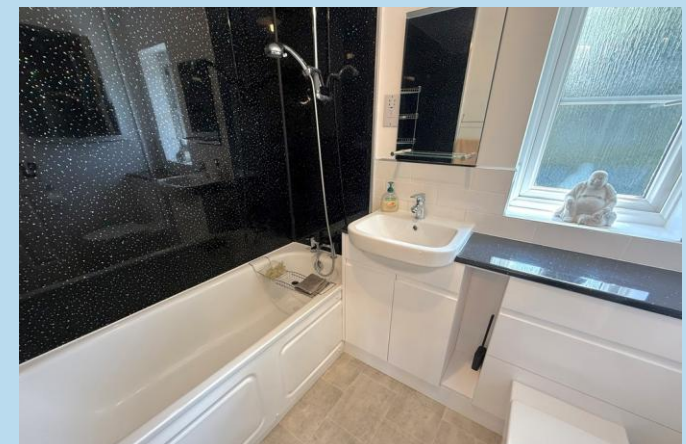
- Detached 4/5 bedroom House
- En Suite Master Bedroom
- Recently Refurbished Throughout
- Internal Viewing Recommended
- Ground Floor Cloakroom
- South Facing Rear Garden
- Private Drive & Garage
- Council Tax Band ' E'
- EPC Rating 'C'

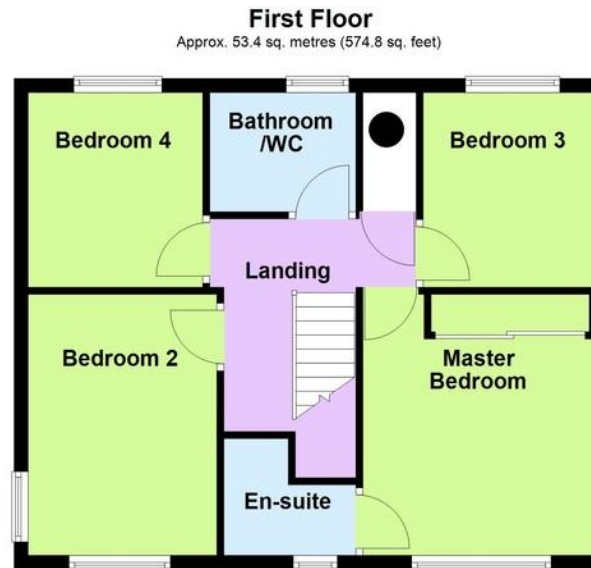
A modern detached house which has recently been refurbished by the present owners. The property now offers simply stunning accommodation with luxury kitchen and bathrooms, making internal viewing essential to fully appreciate this lovely home.

In brief the accommodation comprises: - entrance hall, large lounge with double doors to the rear garden; spacious refitted kitchen/breakfast room, cloakroom, ground floor office or fifth bedroom, four first floor bedrooms with en suite to master bedroom and a family bathroom/WC.

Outside there is a private drive to the front providing off road parking and accesses the attached garage, which has power, light , roof storage space and a rear door to the lovely south facing rear garden which has a patio, lawn and established borders.

The house is located within a modern development, Elysian Fields, which is accessed from the Worthing Road (A259) and then Olliver Acre.





Total area: approx. 125.7 sq. metres (1352.5 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

21' 7" x 11' 3" (6.58m x 3.43m)

KITCHEN/BREAKFAST ROOM

15' 4" x 11' 5" (4.67m x 3.48m)

OFFICE/BEDROOM 5

11' 7" x 8' 8" (3.53m x 2.64m)

MASTER BEDROOM

11' 6" x 11' (3.51m x 3.35m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

12' 2" x 8' 10" (3.71m x 2.69m)

BEDROOM 3

9' 2" x 8' 7" (2.79m x 2.62m)

BEDROOM 4

9' 2" x 8' 1" (2.79m x 2.46m)

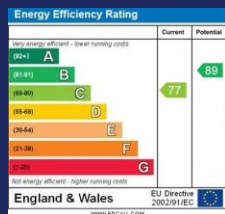
FAMILY BATHROOM/WC

PRIVATE DRIVE

GARAGE

17' 7" x 8' 7" (5.36m x 2.62m)

SOUTH FACING REAR GARDEN



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