



56 Windward Close, Littlehampton BN17 6QX  
**£350,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Modern Semi Detached Bungalow**
- **2 Good Size Bedrooms**
- **No Onward Chain**
- **Modern Kitchen & Shower Room/WC**
- **Internal Viewing Recommended**
- **Excellent Decorative Order**
- **Garage Adjoining Rear Garden**
- **Council Tax Band 'C'**
- **EPC Rating 'D'**

A semi detached bungalow which has recently been modernised and redecorated and is now offered for sale with immediate possession i.e., no onward chain.

In brief the accommodation comprises: - entrance hall, lounge/dining room, refitted (in 2024) modern kitchen, inner hallway, refitted (in 2024) modern shower room/WC, bedroom one with built in wardrobe and second bedroom with double opening door to the rear garden.

Features include gas central heating, double glazing, no onward chain and excellent decorative order.

Outside there is a larger than average rear garden with direct access into the rear of the garage with electric front door.

The property is pleasantly situated in a quiet cul-de-sac location and is positioned well between Rustington and Littlehampton in the popular Beaumont Park area.



## Floor Plan

Approx. 70.1 sq. metres (754.7 sq. feet)



Total area: approx. 70.1 sq. metres (754.7 sq. feet)

## ENTRANCE HALL

## REFITTED KITCHEN

10' 7" x 7' 7" (3.23m x 2.31m)

## LOUNGE/DINING ROOM

15' 5" x 10' 8" (4.7m x 3.25m)

## INNER HALL

## REFITTED SHOWER ROOM/WC

## BEDROOM 1

13' 8" x 8' 6" (4.17m x 2.59m)

## BEDROOM 2

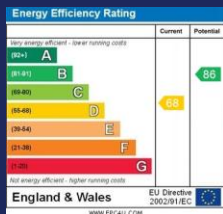
10' 6" x 9' 9" (3.2m x 2.97m)

## OPEN PLAN FRONT GARDEN

## LARGER THAN AVERAGE REAR GARDEN

## GARAGE

16' 9" x 8' 11" (5.11m x 2.72m)



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