



Belvedere, Worthing Road BN17 6JS
£440,000 Freehold

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METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **Spacious & Versatile Semi Detached House**
- **3/4 Bedrooms**
- **Feature Open Plan Family Room/Kitchen**
- **Extensive Off Road Parking**
- **South Rear Garden with Garden Bar**
- **Shower Room/WC & Bath/Shower WC**
- **Viewing Strongly Recommended**
- **Council Tax Band 'D'**
- **EPC Rating 'C'**

Conveniently located in the seaside town of Littlehampton, West Sussex, this well-presented semi-detached house offers the perfect blend of comfortable family living and modern convenience. The property boasts three generous double bedrooms, providing ample space for growing families or those who require flexible guest accommodation.

Step inside and discover a spacious open plan living room and kitchen, ideal for both everyday life and entertaining. The impressive, versatile accommodation seamlessly flows into a light-filled conservatory, creating an inviting ambience to relax or host friends. A highlight of this home is the delightful south facing garden, enhanced by a bespoke garden bar – perfect for summer gatherings and outdoor entertaining.

Families will appreciate the excellent family living space, which is complemented by a first floor full bathroom and a separate ground floor shower room for additional convenience. Externally, there is extensive parking available to the rear for numerous vehicles, making life easier for households with multiple cars or visiting guests.

The location is equally appealing, situated close to local schools, shops, and a major supermarket, ensuring all essentials are just a short walk or drive away. For those who commute or enjoy exploring further afield, there are excellent road links connecting you to other areas. The property is accessed from Cornfield Close, off The Worthing Road.

Don't miss the chance to make this versatile and spacious property your new home.

Arrange a viewing today to fully appreciate all it has to offer.



Ground Floor

Approx. 86.4 sq. metres (930.4 sq. feet)



Total area: approx. 139.8 sq. metres (1505.3 sq. feet)

First Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



ENTRANCE HALL

FAMILY ROOM/KITCHEN

27' 2" x 11' 10" (8.28m x 3.61m)

STUDY

9' 4" x 8' 6" (2.84m x 2.59m)

CONSERVATORY

18' 2" x 9' 3" (5.54m x 2.82m)
maximum

UTILITY ROOM

GROUND FLOOR SHOWER ROOM/WC

SITTING ROOM/BEDROOM 4

11' 10" x 11' 4" (3.61m x 3.45m)

BEDROOM 1

15' 3" x 8' 7" (4.65m x 2.62m)
minimum

BEDROOM 2

11' 11" x 11' 4" (3.63m x 3.45m)

BEDROOM 3

10' 3" x 8' 6" (3.12m x 2.59m)

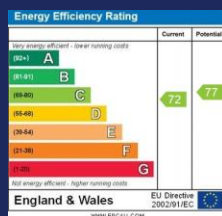
BATH/SHOWER ROOM/WC

SOUTH FACING FEATURE REAR GARDEN

GARDEN BAR & SEATING AREA

PARKING AREA

42' x 31' (12.8m x 9.45m)
maximum



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