



2 Britannia Walk, Pier Road, Littlehampton BN17 5TH  
**£1,550 pcm**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- 3/4 Bedrooms
- En Suite & Family Bathroom
- Balcony & River Views
- Immaculate Condition Throughout
- Cloakroom/Utility Room
- Stunning Kitchen/Dining Room
- Available Mid February
- Council Tax Band 'D'
- EPC Rating: - 'C'

Three storey 3/4 bed town house with balcony and river views. Parking for 2/3 cars immediately adjacent to the house and the property is offered to let in excellent decorative order throughout. Small courtyard garden. Viewing is strongly recommended. Sorry - **NO PETS**



## Floorplan To Follow

**ENTRANCE HALL**

**GROUND FLOOR WC**

**UTILITY ROOM**

8' 7" x 6' 3" (2.62m x 1.91m)

**FIRST FLOOR LANDING**

**KITCHEN/BREAKFAST ROOM**

20' 11" x 10' (6.38m x 3.05m)

**LOUNGE/DINING ROOM**

16' x 11' 10" (4.88m x 3.61m)

**BEDROOM 4**

9' 9" x 8' 1" (2.97m x 2.46m)

**SECOND FLOOR LANDING**

**MASTER BEDROOM**

12' 9" x 10' 7" (3.89m x 3.23m)

**EN SUITE SHOWER ROOM**

**BEDROOM 2**

8' 10" x 9' 3" (2.69m x 2.82m)

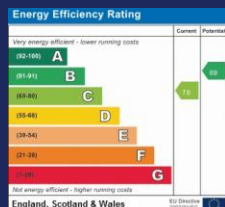
**BEDROOM 3**

10' 3" x 8' 7" (3.12m x 2.62m)

**FAMILY BATHROOM**

**COURTYARD GARDEN**

**OFF ROAD COVERED PARKING**



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