



 3
Bedrooms

 1
Bathroom



- **THREE BEDROOMS**
- **SEMI-DETACHED**
- **VICTORIAN**
- **CLOSE TO LITTLEHAVEN STATION**
- **VERY WELL PRESENTED**
- **LONG DRIVEWAY**
- **GARAGE IN REAR GARDEN**
- **UPSTAIRS SHOWER ROOM**
- **CLOAKROOM**
- **FIREPLACE WITH WOOD-BURNING STOVE**

MAPP & WESTON

Refreshingly independent...

£500,000

Rusper Road near Littlehaven Station



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A spacious Victorian semi-detached villa just a stone's throw from Littlehaven Railway Station. The property has been modernised and improved to include features such as a wood-burning stove in the Sitting Room, upstairs Shower Room, Cloakroom, Utility Room, gas central heating, hardstanding for numerous cars, a garage and a well-landscaped rear garden.

ENTRANCE PORCH AND FRONT DOOR TO RECEPTION HALL: Laminate flooring.

SITTING/DINING ROOM: 27'4 x 10'10 Double aspect. Outlook to the front via Bay Window. Laminate flooring. Wood/solid fuel burning stove with slate hearth and wooden mantle providing a warm, focal point in the sitting area. Understairs storage area.

KITCHEN: 13'6 x 8'6 Fitted with a range of contemporary, gloss white fronted units comprising: Single drainer, stainless-steel sink inset into an expanse of work surface. Drawers and cupboards below. Further work surface with breakfast-peninsular, fitted gas hob, extractor above, fan-oven and grill below. Integrated fridge, eye-level storage and display cupboards, tiled walls and flooring. Door to garden.

UTILITY ROOM: 8'9 x 7' Tiled flooring.

CLOAKROOM: 4'1 x 3'6 Low flush WC. Wash basin.

STAIRS FROM HALLWAY TO FIRST FLOOR LANDING: Laminate floor, mezzanine section. Wooden balustrade. Loft access.

BEDROOM ONE: 13'8 x 11'10 Outlook to the front with bay window. Twin, Integral wardrobes, laminate wooden flooring, picture rail.

BEDROOM TWO: 12'6 x 8'3 Outlook to the rear. Laminate wooden flooring, picture rail.

BEDROOM THREE: 6'7 x 6'6 Outlook to the rear. Laminate wooden flooring.

SHOWER ROOM: 6'9 x 5'6 Fitted shower cubicle, wash basin on vanity unit, low flush WC. Part tiled walls, enamelled radiator/towel rack.

FRONT GARDEN: Laying behind a brick wall with block paving running across the front of the house and along the side all the way to the rear garden.

DETACHED PRE-FABRICATED GARAGE: 16' X 7'10 Up and over door.

REAR GARDEN: Approximately 60 ft from the rear of the house being attractively landscaped with a paved patio adjoining the rear of the house giving way to an area of lawn. Beyond this, there is raised decking.

LARGE GARDEN SHED.

COUNCIL TAX BAND: D

EPC BAND: Band D

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