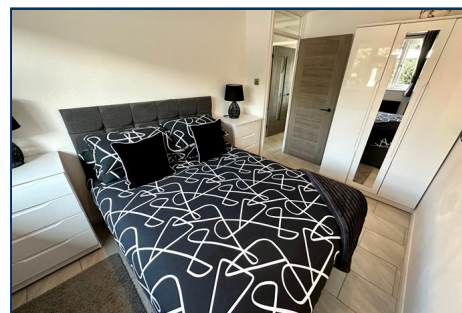
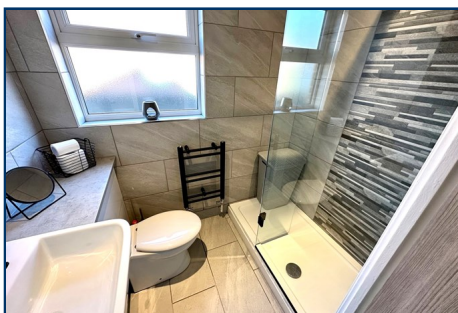
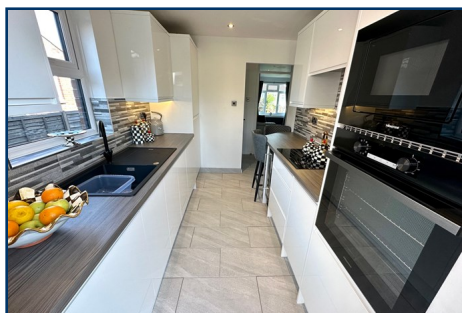




IAN WATKINS
Estate Agents

01903 26 26 76
www.ianwatkins.co.uk
4 Selden Parade, Salvington Road, BN13 2HL



Armada Way, Littlehampton, West Sussex, BN17 6QY

AN IMMACULATE & BEAUTIFULLY PRESENTED TWO BEDROOM BUNGALOW

- Immaculate Property
- Two Bedrooms
- 16'1 Lounge
- Stunning Kitchen Breakfast Room
- Luxury Shower Room
- Double Glazing and GFCH
- Garage
- Viewing Highly Recommended

£340,000 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this stunning two bedroom semi detached bungalow in Littlehampton. The accommodation features a luxury shower room, beautiful kitchen breakfast room and spacious lounge. Outside the rear garden is mainly paved for ease of maintenance and there is garage and driveway providing off road parking. Further features include gas heating and double glazing. Viewing is highly recommended.

Accommodation in brief comprises:

ENTRANCE

Double glazed front door to

ENTRANCE HALL

Tiled floor, built in storage cupboard with shelving, housing gas fired boiler supplying domestic hot water and central heating.

BEDROOM TWO - 2.54m x 1.73m (8' 4" x 5' 8")

Measurement including fitted wardrobe with shelving, double glazed window, radiator, tiled flooring, flat ceiling with spot lights.

LOUNGE - 4.9m x 2.77m (16' 1" x 9' 1")

Feature chimney breast with inset fire and area for wall mounted T.V, double glazed window, radiator, flat ceiling with spot lights, tiled floor.

INNER HALLWAY

Hatch to roof space, door to -

LUXURY SHOWER ROOM

Double width shower cubicle with shower unit, wash hand basin with cupboards under, W.C with display shelving over, fully tiled walls, tiled floor, mirror fronted medicine cabinet, frosted double glazed window, flat ceiling with spot lights.

BEDROOM ONE - 3.99m x 2.49m (13' 1" x 8' 2")

Double glazed window overlooking the rear garden, radiator, tiled floor.

KITCHEN BREAKFAST ROOM - 3.1m x 2.16m (10' 2" x 7' 1")

Double aspect with double glazed window and double glazed door giving access to the secluded rear garden, work top surface with inset single drainer sink unit with mixer tap, work top surface either side with eye level cupboards over, excellent range of base units, space and plumbing for integrated washing machine, integrated dishwasher, integrated tall fridge/freezer, further work surface with four ring hob, drinks fridge, further eye level cupboards over, fitted oven, fitted microwave with cupboards

under and over, tiled floor, part tiled walls, flat ceiling with spot lights.

OUTSIDE

REAR GARDEN

A good feature of the property offering a good deal of seclusion, mainly paved for ease of maintenance with surround borders, garden shed, gate giving access to the front of the property, personal door giving access to -

GARAGE - 5.28m x 2.39m (17' 4" x 7' 10")

Pitched roof, Power and light, over head storage, up and over door.

FRONT GARDEN

Mainly laid to lawn with surround borders, driveway leading to garage.

VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.