



16 The Cloisters, Littlehampton BN17 5ST
£430,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Detached House**
- **3 Double Bedrooms**
- **En Suite & Family Bathroom**
- **Conservatory**
- **Viewing Recommended**
- **South Facing Rear Garden**
- **Private Drive To Small Garage**
- **Council Tax Band: - 'D'**
- **EPC Rating: - 'D'**

A spacious detached house with three double bedrooms, large en suite bathroom/WC to the master bedroom and a family bathroom.

In brief the accommodation comprises: - entrance hall, cloakroom, kitchen/breakfast room, study/office, lounge, dining room, conservatory, Californian Room, three double bedrooms, en suite bathroom and family bathroom.

Outside there is a private drive to a small garage to the front. The rear garden is south facing and is mainly paved and decked with a lovely seating area. A particular feature is the "Californian Room" which offers indoor-outdoor living space.

Other features include gas central heating, double glazing and the current owners are suited with a property.

The house is pleasantly situated in a residential area and is off Trinity Way, accessed from Berry Lane. Littlehampton seafront and promenade are only a 5 minute walk from the property, as is the local Tesco Express.



Ground Floor

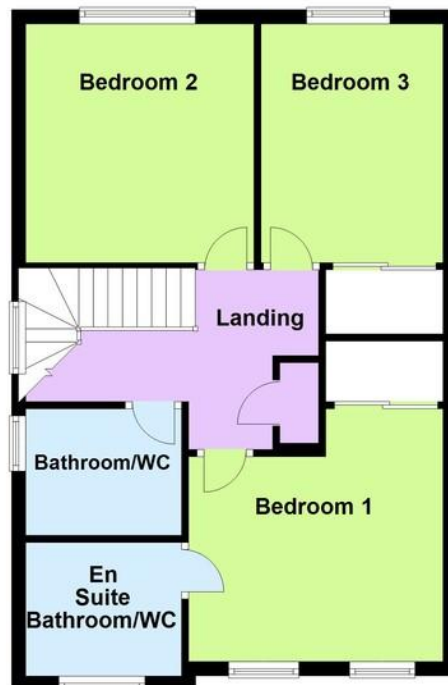
Approx. 77.6 sq. metres (835.6 sq. feet)



Total area: approx. 131.6 sq. metres (1417.0 sq. feet)

First Floor

Approx. 54.0 sq. metres (581.4 sq. feet)



ENTRANCE HALL

LOUNGE

14' 4" x 11' 10" (4.37m x 3.61m)

DINING ROOM

11' 1" x 7' 7" (3.38m x 2.31m)

CONSERVATORY

11' 5" x 9' 7" (3.48m x 2.92m)

KITCHEN/BREAKFAST ROOM

15' 4" x 7' 7" (4.67m x 2.31m)

CLOAKROOM

STUDY

7' 6" x 5' (2.29m x 1.52m)
min

BEDROOM 1

12' 2" x 11' 8" (3.71m x 3.56m)

EN SUITE BATHROOM/WC

BEDROOM 2

11' 1" x 10' 7" (3.38m x 3.23m)

BEDROOM 3

11' 2" x 8' 9" (3.4m x 2.67m)

FAMILY BATHROOM/WC

PRIVATE DRIVE

SMALL GARAGE

11' 4" x 8' 3" (3.45m x 2.51m)

SOUTH FACING REAR GARDEN

**EPC TO
FOLLOW**



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