



94 Arundel Road, Littlehampton BN17 7DW
£380,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Spacious Semi Detached House
- 4 Bedrooms
- 3 Reception Rooms
- No Onward Chain
- Gas Central Heating
- Internal Viewing Recommended
- Ground Floor Cloakroom
- Council Tax Band 'E'
- EPC Rating 'D'

A very appealing and spacious older style 4 bedroom semi detached house. The property is offered for sale with no onward chain and viewing is strongly recommended to appreciate the lovely accommodation this house offers.

In brief the accommodation comprises: - large entrance hall, bay fronted lounge, separate dining room, breakfast room, kitchen, rear lean to, ground floor cloakroom, 4 large bedrooms, bathroom and a separate WC.

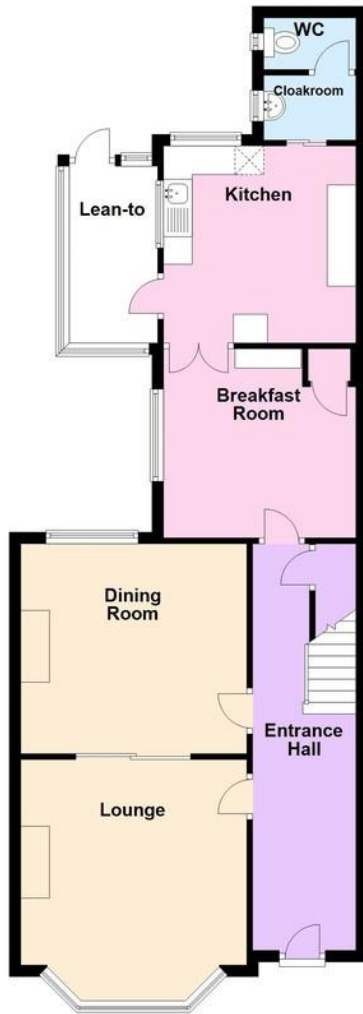
Outside there is a walled enclosed front garden with gated entrance, the rear garden has a neat lawn and is also enclosed and can be accessed from a side path.

Features include: - no onward chain, gas central heating, spacious rooms with high ceilings and versatile accommodation.

The house is conveniently situated to the North of Littlehampton town centre and is near the corner of the turning into Kent Road, which is also the best place to park.



Ground Floor
Approx. 74.8 sq. metres (804.9 sq. feet)



First Floor
Approx. 65.5 sq. metres (705.1 sq. feet)



Total area: approx. 140.3 sq. metres (1510.0 sq. feet)

ENTRANCE HALL

LOUNGE
14' 3" x 13' (4.34m x 3.96m)

DINING ROOM
13' x 12' (3.96m x 3.66m)

BREAKFAST ROOM
11' x 10' 9" (3.35m x 3.28m)

KITCHEN
11' 3" x 11' (3.43m x 3.35m)

GROUND FLOOR CLOAKROOM

REAR LEAN-TO
10' 1" x 5' (3.07m x 1.52m)

SPACIOUS LANDING

BEDROOM 1
14' 1" x 11' 9" (4.29m x 3.58m)

BEDROOM 2
13' x 12' (3.96m x 3.66m)

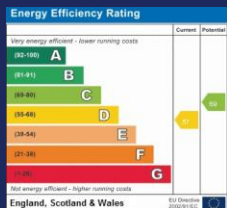
BEDROOM 3
11' 3" x 11' (3.43m x 3.35m)

BEDROOM 4
7' 10" x 7' 7" (2.39m x 2.31m)

BATHROOM

SEPARATE WC

REAR GARDEN



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