



3 Trevett Place, Toddington Lane, Littlehampton BN17 7SN
£310,000 Freehold

HAWKE & METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom House
- En Suite Shower Room & Family Bathroom
- Internal Viewing Recommended
- Ground Floor Cloakroom
- Modern White Kitchen
- Gas Central Heating
- 2 Allocated Parking Spaces
- Council Tax Band - C
- EPC Rating - B

A bright and spacious 3 bedroom modern house built by Bovis Homes in approximately 2016. The property is offered for sale in excellent decorative order and still has an exceptionally modern 'New Home' feel to it.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, spacious lounge/dining room, modern white kitchen with some built in appliances, master bedroom with en suite shower room/WC, two further bedrooms and a family bathroom/WC.

Outside there are two allocated private parking spaces to the front of the house and a good size rear garden with patio, lawn and gate giving rear access.

Features include gas central heating, double glazing and built in wardrobes in the main bedroom.

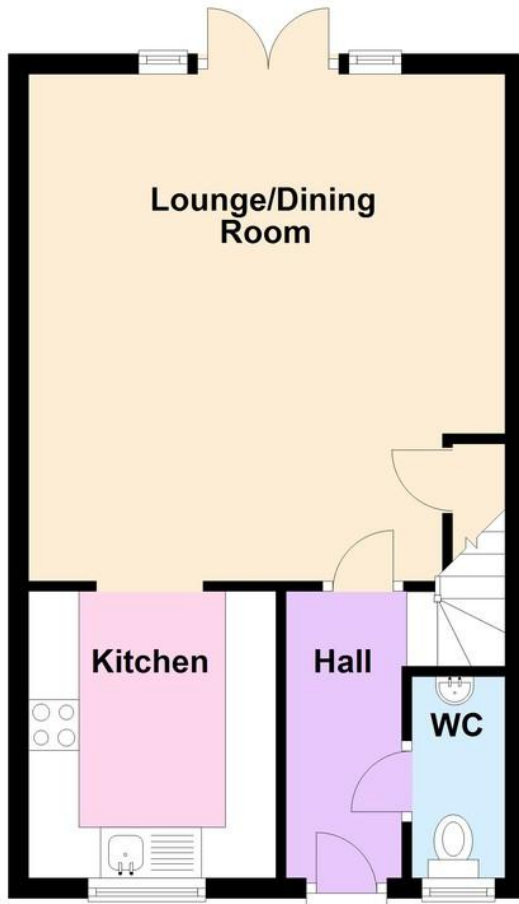
Trevett Place is pleasantly situated just off Toddington Lane to the North of Littlehampton.

Estate Charge – Approximately £230 per annum.



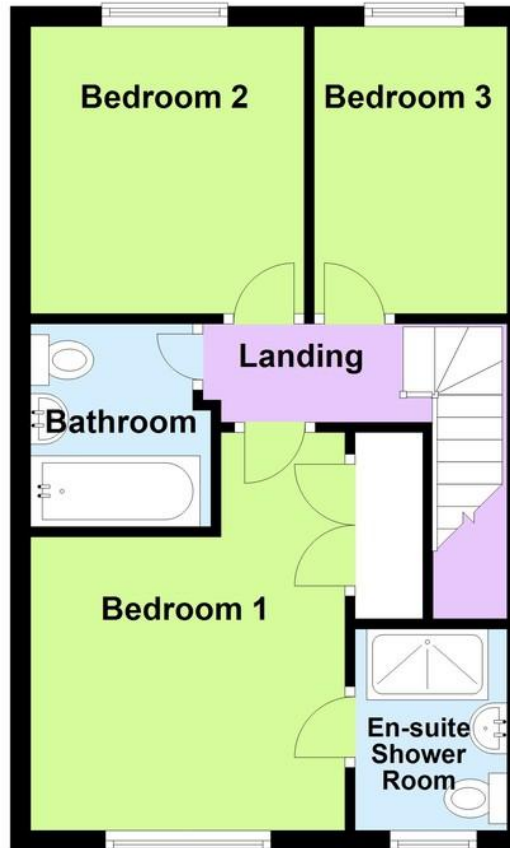
Ground Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



Total area: approx. 75.0 sq. metres (806.9 sq. feet)

ENTRANCE HALL

LOUNGE/DINING ROOM
16' 5" x 15' 6" (5m x 4.72m)

GROUND FLOOR CLOAKROOM

KITCHEN
9' 3" x 8' (2.82m x 2.44m)

BEDROOM 1
12' 10" x 10' 3" (3.91m x 3.12m)
max

EN SUITE SHOWER ROOM/WC

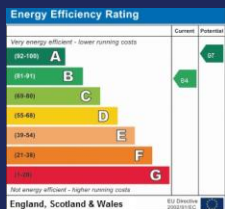
BEDROOM 2
10' 3" x 8' 10" (3.12m x 2.69m)

BEDROOM 3
10' 5" x 6' 4" (3.18m x 1.93m)

FAMILY BATHROOM/WC

2 PRIVATE PARKING SPACES

GOOD SIZE REAR GARDEN



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

