



95 Colebrook Road, Littlehampton BN17 7NU  
**£285,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached House
- 3 Bedrooms
- Gas Central Heating
- Kitchen/Dining Room
- Modern White Bathroom/WC
- Rear Garden & Garage
- No Onward Chain
- Council Tax Band 'B'
- EPC Rating: - 'C'

A modern 3 bedroom semi detached house offered for sale with no onward chain.

In brief the accommodation comprises: - entrance hall, spacious bay fronted lounge, modern kitchen/dining room, three bedrooms and a modern white bathroom/WC.

Outside there are gardens to the front and rear and direct access into the garage.

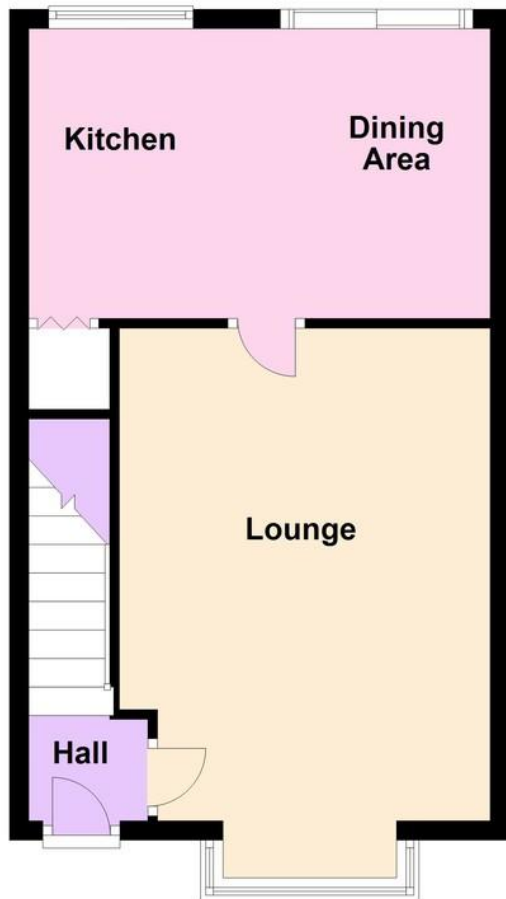
Features include gas fired central heating, double glazing and the property is offered for sale with no onward chain.

The house is situated at the end of a cul-de-sac and Colebrook Road is of Courtwick Road which leads directly into Arundel Road (A284)



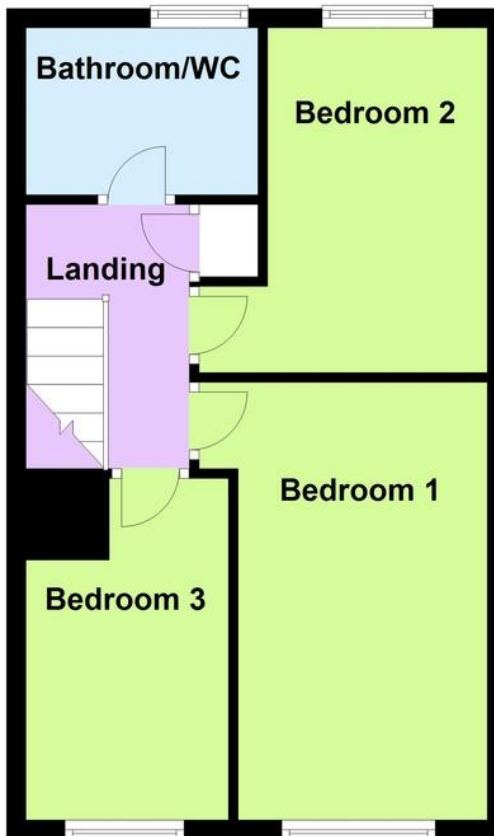
## Ground Floor

Approx. 39.8 sq. metres (428.2 sq. feet)



## First Floor

Approx. 39.3 sq. metres (422.5 sq. feet)



### ENTRANCE HALL

### SPACIOUS LOUNGE

16' 8" x 12' 8" (5.08m x 3.86m)

### KITCHEN/DINING ROOM

15' 8" x 9' 10" (4.78m x 3m)

### BEDROOM 1

15' 3" x 8' 5" (4.65m x 2.57m)

### BEDROOM 2

11' 8" x 7' 6" (3.56m x 2.29m)

### BEDROOM 3

12' 3" x 7' (3.73m x 2.13m)  
max

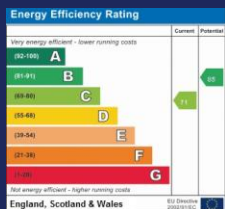
### BATHROOM/WC

### FRONT & REAR GARDENS

### GARAGE

17' 4" x 8' 6" (5.28m x 2.59m)

Total area: approx. 79.0 sq. metres (850.7 sq. feet)



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