



23 Lansdowne Road, Littlehampton BN17 6JQ  
**£315,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- **Semi Detached Bungalow**
- **2 Bedrooms**
- **Useful Loft Room**
- **Very Large Conservatory**
- **No Onward Chain**
- **Established Rear Garden**
- **Potential For Off Road Parking**
- **Council Tax Band 'B'**
- **EPC Rating – 'E'**

A semi detached bungalow which is offered for sale with no onward chain.

In brief the accommodation comprises: - Entrance hall, lounge, very spacious conservatory, refitted kitchen and bathroom and two bedrooms. There is a useful loft room which is accessed by a pull down ladder and an additional room which is accessed from the garden.

Features include gas fired central heating, double glazing and a lovely established rear garden with several sheds/outbuildings. To the front there is a small stoned garden and an area suitable for parking a car and creating a drive, subject to the usual consents being granted.

Lansdowne Road is to the north of Littlehampton town centre and runs between North Street and the Worthing Road (A259). Morrisons is nearby as is the Wick Parade of shops.



Approx. 85.3 sq. metres (917.6 sq. feet)



Total area: approx. 85.3 sq. metres (917.6 sq. feet)

## ENTRANCE HALL

## LOUNGE

11' 11" x 11' 5" (3.63m x 3.48m)

## KITCHEN

11' 5" x 9' 4" (3.48m x 2.84m)

## BEDROOM 1

11' 4" x 11' 1" (3.45m x 3.38m)

## BEDROOM 2

9' 5" x 9' 4" (2.87m x 2.84m)

## BATHROOM/WC

## CONSERVATORY

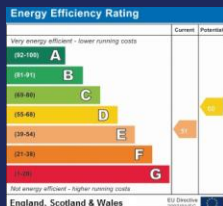
19' 4" x 11' 4" (5.89m x 3.45m)

## LOFT ROOM

15' 10" x 9' 10" (4.83m x 3m)

## OUTHOUSE

11' 7" x 8' 11" (3.53m x 2.72m)



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