



9 Beacon Way, Littlehampton BN17 6QS
£290,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- End Of Terrace House
- 2 Bedrooms
- Conservatory
- Viewing Recommended
- Delightful Quiet Location
- West Rear Garden
- Garage
- Council Tax Band 'B'
- EPC Rating 'D'

A lovely end of terrace two bedroom house pleasantly situated around a small green, tucked away from any roads.

In brief the accommodation comprises: - entrance hall, kitchen, lounge, conservatory, two bedrooms and a bathroom/WC. Outside there is a small fenced in front garden and a secluded small west facing rear garden with gate to the rear and access to the garage which is just behind the garden.

Features include gas central heating, some double glazing, good size rooms and an idyllic quiet location.

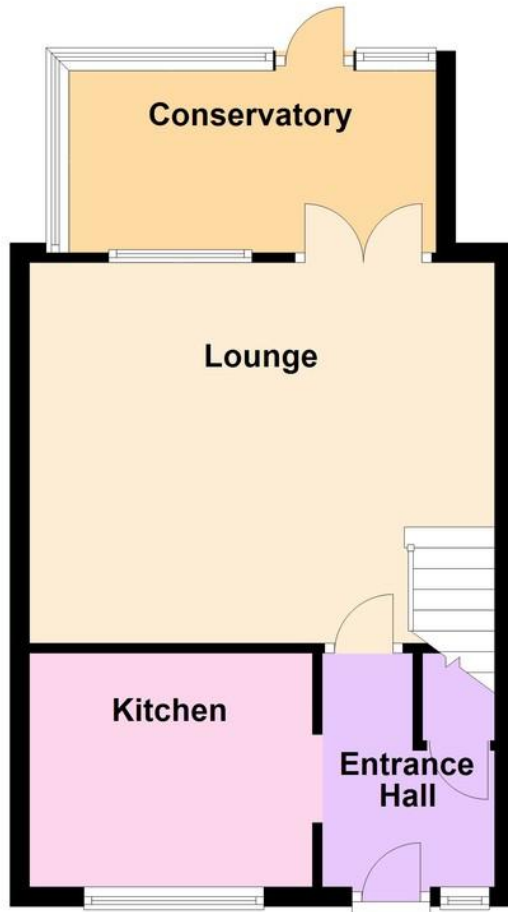
We would recommend viewing to appreciate this lovely house and its' location.

The house can either be approached from Solway Close or Beacon Way via walkways that lead to a small green with only a few houses around it. Solway Close and Beacon Way are both accessed from Fastnet Way.



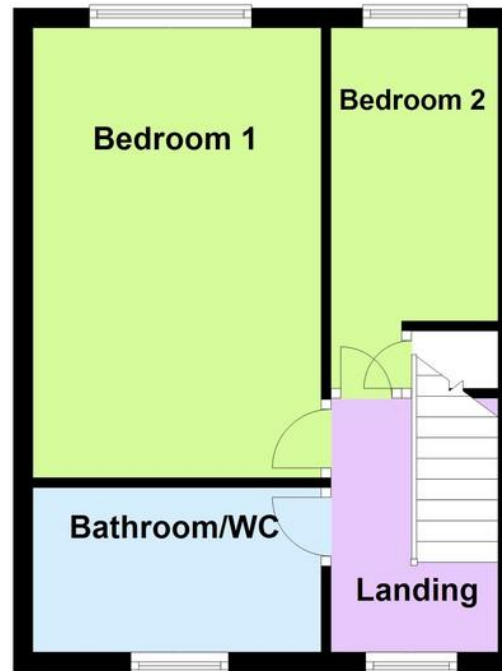
Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.2 sq. feet)



ENTRANCE HALL

KITCHEN

7' 10" x 9' 6" (2.39m x 2.9m)

LOUNGE

15' 8" x 12' 9" (4.78m x 3.89m)

CONSERVATORY

12' 4" x 6' 1" (3.76m x 1.85m)

BEDROOM 1

15' x 8' 10" (4.57m x 2.69m)

BEDROOM 2

9' 9" x 6' 7" (2.97m x 2.01m)

BATHROOM/WC

FRONT GARDEN

REAR GARDEN

GARAGE

Total area: approx. 68.2 sq. metres (733.9 sq. feet)

Energy Efficiency Rating	
Current	Potential
Buy energy efficient - lower running costs	
A (92-100)	79
B (81-91)	
C (69-80)	
D (54-68)	
E (39-53)	
F (21-38)	
G (1-20)	
Buy energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc.co.uk	



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