





15 The Hamlet, Waterford Gardens

Offering No Forward Chain is this attractive three bedroom semi-detached house situated in a pleasant cul-de-sac setting.



- ▶ Desirable Location
- ▶ Dining Room open to the Garden and Country Style Kitchen
- ▶ Three Bedrooms (One with En-Suite)
- ▶ South Facing Rear Garden
- ▶ No Forward Chain
- ▶ Sitting Room
- ▶ Ground Floor Cloakroom
- ▶ Bathroom/WC
- ▶ Driveway and Garage adjoining the Property

Built in 2004 and forming part of the sought-after Waterford Gardens development is this attractive semi-detached thatched house.

The light and airy accommodation is particularly well proportioned and includes a sitting room with double doors opening to the dining room, which in turn has doors to the garden and an archway to the kitchen. On the ground floor, there is also a cloakroom.

On the first floor three bedrooms can be found with the principal bedroom having the benefit of a modern en-suite shower room/WC. A modern bathroom/WC can also be found on this floor.

Outside to the rear of the property is a south facing rear garden, which is mainly laid to lawn and a patio area adjoins the rear of the property. There is a personal door from the garden to the garage. Adjoining the side of the property is a driveway providing off-road parking for a number of vehicles, which gives way to an attached garage.

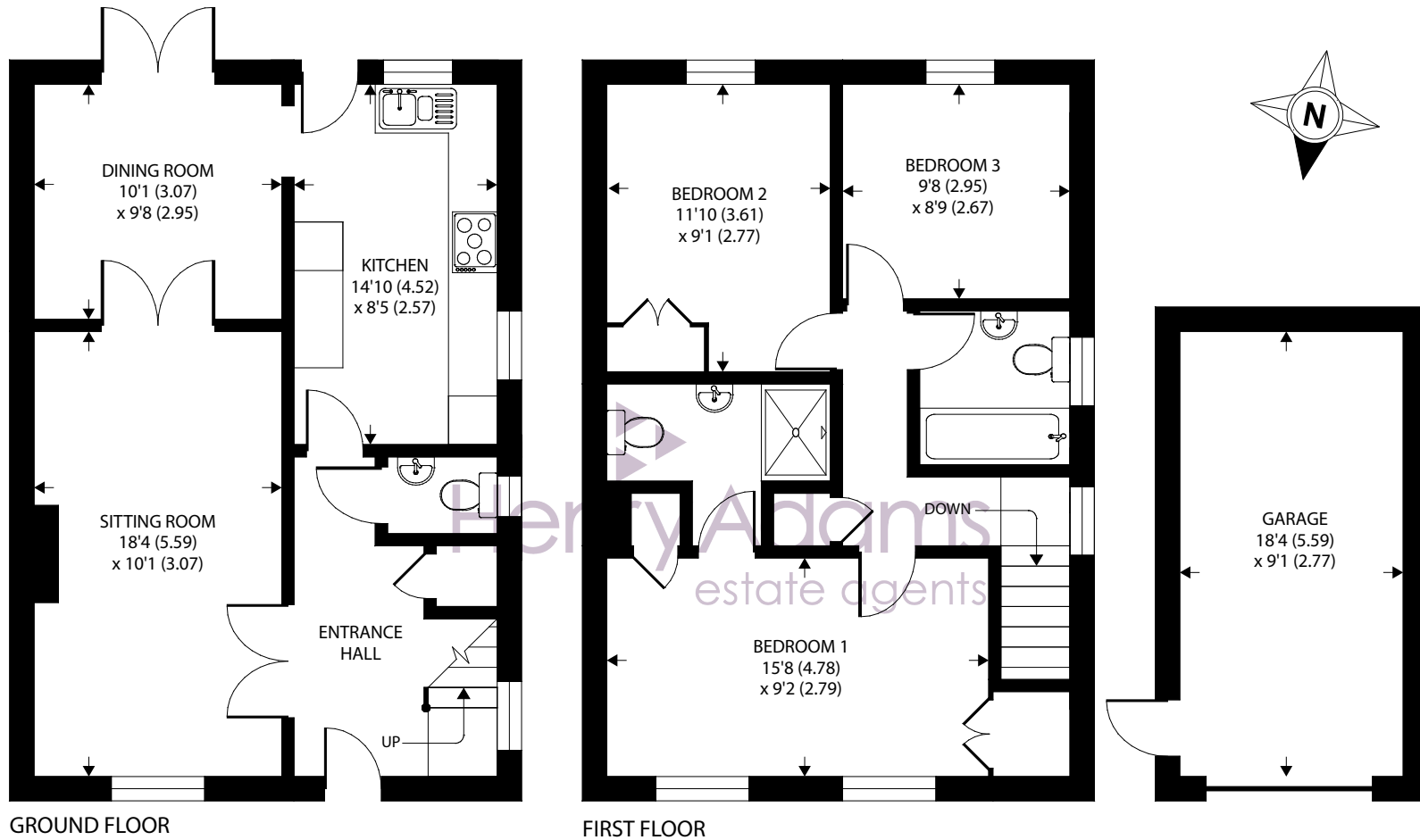
Estate Charge: We understand the estate charge is currently £170 per quarter.

Council Tax Band: E









Approximate Area = 1092 sq ft / 101.4 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1260 sq ft / 117 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The private Waterford Gardens estate is conveniently situated within approximately two miles from the beach and just over two and a half miles from Littlehampton mainline railway station. There are various amenities in the general area including supermarkets, local schools and Littlehampton golf club.

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