



19 Northway Road, Littlehampton BN17 7JX
£320,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **Extended 3 Bedroom House**
- **Spacious Accommodation**
- **Scope for an Additional Shower Room/WC**
- **Feature Large Kitchen**
- **Conservatory**
- **Internal Viewing Recommended**
- **Private Drive for Several Cars**
- **Council Tax Band 'B'**
- **EPC Rating 'C'**

A particularly spacious three bedroom house which has been extended and refurbished by the present owners with further scope to improve and add an additional shower room/WC.

In brief the accommodation comprises: - entrance hall, lounge, kitchen/dining room, conservatory, bathroom/WC and three bedrooms. In addition there is an area that could be made into an additional shower room (STUPC's).

Outside there is a large private drive to the front that provides off road parking for several vehicles and the rear garden is a particular feature with artificial lawn area that extends to a patio with seating area, bar, shed and gate that provides a rear access into the recreation ground behind.

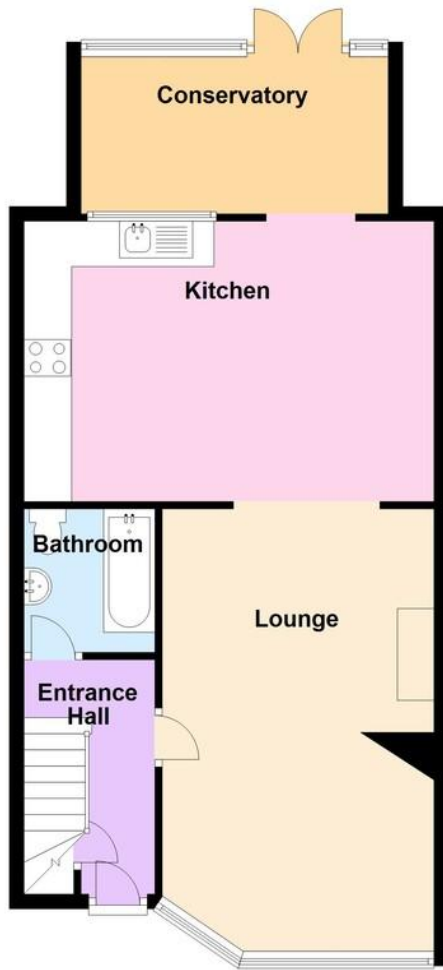
Features include gas central heating, double glazing and a modern refitted spacious kitchen/dining room.

Northway Road is a private un-adopted road just to the north of Littlehampton town centre and is accessed from Lyminster Road.



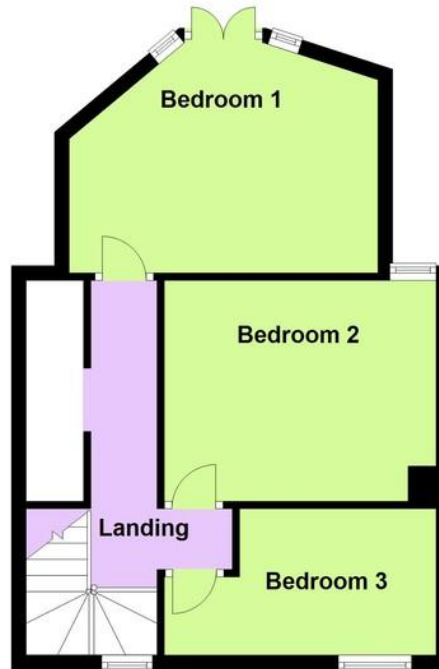
Ground Floor

Approx. 63.1 sq. metres (679.6 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 103.9 sq. metres (1118.4 sq. feet)

ENTRANCE HALL

LOUNGE

19' 9" x 12' 2" (6.02m x 3.71m)

KITCHEN/DINING ROOM

14' 10" x 12' 6" (4.52m x 3.81m)

CONSERVATORY

13' 6" x 7' (4.11m x 2.13m)

BATHROOM/WC

BEDROOM 1

13' 4" x 14' 2" (4.06m x 4.32m)
max

BEDROOM 2

12' 1" x 9' 10" (3.68m x 3m)

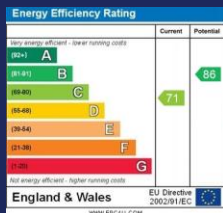
BEDROOM 3

12' 3" x 7' 8" (3.73m x 2.34m)
max

AREA SUITABLE FOR A SHOWER ROOM/WC

PRIVATE DRIVE

GOOD SIZE REAR GARDEN



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