



14 Meadow Way, Littlehampton BN17 6BW  
**£410,000 Freehold**

**HAWKE & METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom Semi Detached House
- Lounge & Dining Room
- Conservatory
- Refitted Modern Kitchen & Bathroom
- Viewing Recommended
- Large Rear Garden
- Private Drive to Garage
- Council Tax 'D'
- EPC Rating (to follow)

A spacious three bedroom semi-detached house. which has recently been modernised and is very well presented throughout.

In brief the accommodation comprises:- porch, entrance hall, lounge, dining room, refitted kitchen, conservatory, side loggia, ground floor cloakroom, three bedrooms and a refitted bathroom/WC.

Outside there is a large private drive that provides off road parking and access to garage.

A particular feature of the property is the large rear garden, which has been landscaped by the present owner and now has an extensive and varied selection of plants.

Meadow Way is a very popular residential area of Littlehampton and runs between Esher Drive and Parkside Avenue.



FLOOR PLAN TO FOLLOW

**PORCH**

**ENTRANCE HALL**

**LOUNGE**

12' 9" x 12' 9" (3.89m x 3.89m)

**DINING ROOM**

9' 3" x 9' 3" (2.82m x 2.82m)

**CONSERVATORY**

9' 5" x 8' 8" (2.87m x 2.64m)

**KITCHEN**

9' 3" x 9' 3" (2.82m x 2.82m)

**SIDE LOGGIA**

**CLOAKROOM**

**BEDROOM 1**

11' 7" x 10' (3.53m x 3.05m)

**BEDROOM 2**

9' 0" x 9' 0" (2.74m x 2.74m)

**BEDROOM 3**

9' x 9' (2.74m x 2.74m)

**BATHROOM/WC**

**PRIVATE DRIVE**

**GARAGE**

16' 3" x 8' 8" (4.95m x 2.64m)

**LARGE FEATURE LANDSCAPED REAR  
GARDEN**

**%EPCGRAPH**  
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