

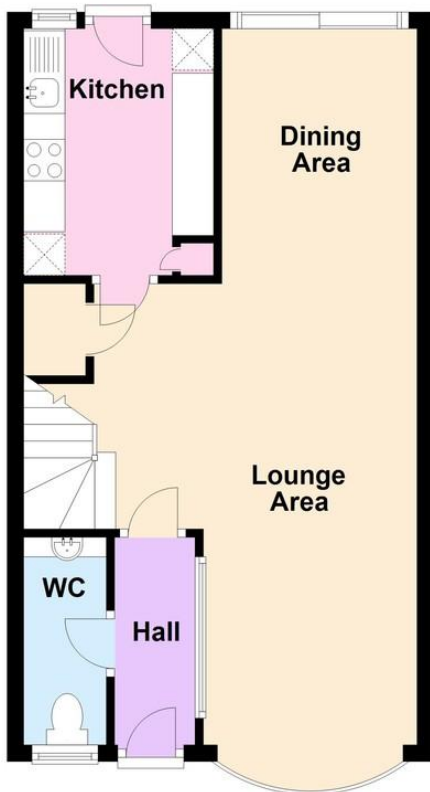


- 3 Bedroom Terraced House
- G/F Cloakroom
- Gas Central Heating
- Good Decorative Order
- Large Outside Shed
- Available Early February
- Pets Considered - £20 Pet Premium
- Council Tax Band 'C'
- EPC Rating 'D'

40 Beaumont Park, Littlehampton BN17 6PF  
**£1,400 pcm**

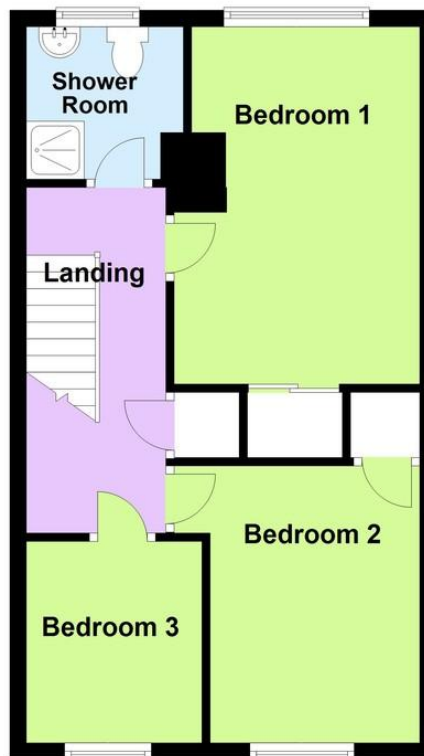
### Ground Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



Total area: approx. 82.7 sq. metres (890.6 sq. feet)

Available from early February. Unfurnished 3 bedroom mid terraced house. Accommodation comprises: - Entrance hall, ground floor cloakroom, through lounge/dining room, modern kitchen, 3 bedrooms and modern shower room/WC.

The rear garden has a large shed ideal for storage and a garden gate to the rear.

Pets considered with a £20pcm pet premium.

#### ENTRANCE HALL

#### GROUND FLOOR CLOAKROOM

#### LOUNGE/DINING ROOM

26' x 8' 10" (7.92m x 2.69m)

#### KITCHEN

9' 10" x 7' 4" (3m x 2.24m)

#### FIRST FLOOR LANDING

#### BEDROOM 1

12' 10" x 8' 11" (3.91m x 2.72m)

#### BEDROOM 2

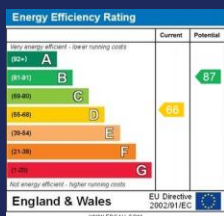
10' 10" x 8' 4" (3.3m x 2.54m)

#### BEDROOM 3

7' 9" x 7' (2.36m x 2.13m)

#### SHOWER ROOM

The information and measurements contained within these details are for guidance only and do not form part of any contract.



90 THE STREET, RUSTINGTON, WEST SUSSEX, BN16 3NJ

lettings@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

01903 850450