



44 Leeward Road, Littlehampton BN17 6PQ
£367,950 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached House
- 3 Bedrooms
- Ground Floor Cloakroom
- Conservatory
- Gas Central Heating & Double Glazing
- Private Drive & Garage
- No Onward Chain
- Council Tax Band 'C'
- EPC Rating 'C'

A spacious 3 bedroom semi detached house with off road parking for several cars and a garage.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, large through lounge/dining room, modern kitchen, conservatory, three bedrooms and a modern bathroom/WC.

Outside there is a good size rear garden with patio area and a rear gate giving access to the garage behind. The front is arranged as a large private drive and there is space for several cars.

The property's numerous features include gas fired central heating, replacement double glazing, a large through lounge/dining room, conservatory, ground floor cloakroom and there is no chain involved with the sale.

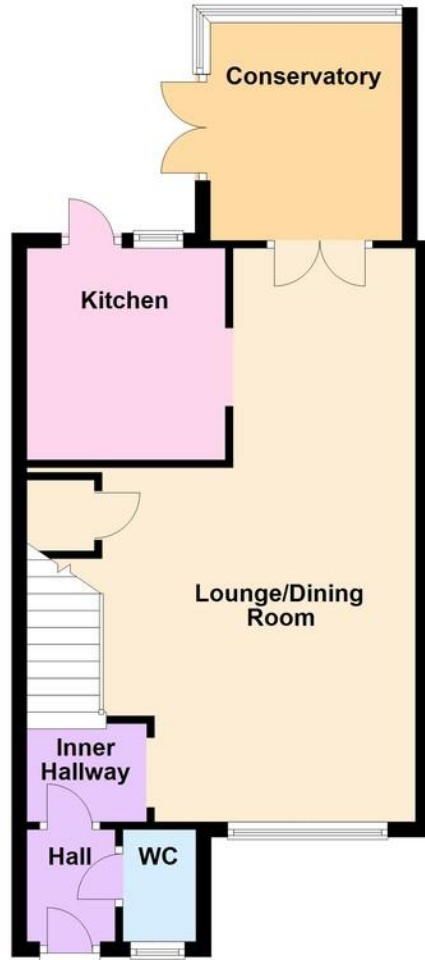
Leeward Road is situated between Littlehampton and Rustington and runs between The Winter Knoll and Beaumont Park.

** LIBRARY PHOTOS**

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Ground Floor
Approx. 50.0 sq. metres (538.6 sq. feet)



First Floor
Approx. 38.0 sq. metres (409.1 sq. feet)



Total area: approx. 88.0 sq. metres (947.7 sq. feet)

ENTRANCE PORCH

INNER HALL

GROUND FLOOR CLOAKROOM

SPACIOUS LOUNGE/DINING ROOM
24' 10" x 13' 2" (7.57m x 4.01m)

KITCHEN
9' 1" x 8' 2" (2.77m x 2.49m)

CONSERVATORY
9' 5" x 8' 3" (2.87m x 2.51m)

BEDROOM 1
11' 1" x 9' 9" (3.38m x 2.97m)

BEDROOM 2
11' 2" x 8' 1" (3.4m x 2.46m)

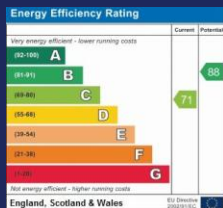
BEDROOM 3
8' 1" x 7' 9" (2.46m x 2.36m)

BATHROOM/WC

DOUBLE WIDTH PRIVATE DRIVE

REAR GARDEN

GARAGE



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