



16 Holly Drive, Littlehampton BN17 6LB  
**£450,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Detached Bungalow**
- **3 Bedrooms**
- **Corner Plot with Large Garden**
- **2 Conservatories**
- **No Onward Chain**
- **Private Drive & Garage**
- **Additional Parking**
- **Council Tax Band 'E'**
- **EPC Rating 'D'**

A particularly spacious detached bungalow occupying a corner plot with generous size gardens and versatile accommodation.

In brief the accommodation comprises: - Entrance hall, lounge, kitchen, inner hall, three bedrooms, shower room/WC, two conservatories and a study. Outside there is a private drive and an additional off road parking area along with a garage.

Features include double glazing, gas central heating, modern kitchen, versatile accommodation and the property is offered for sale with no onward chain.

Holly Drive is pleasantly located to the north of Littlehampton in Toddington and runs off Toddington Lane.



**Floor Plan**  
Approx. 123.0 sq. metres (1323.6 sq. feet)



Total area: approx. 123.0 sq. metres (1323.6 sq. feet)

**ENTRANCE HALL**

**LOUNGE**

16' x 12' 7" (4.88m x 3.84m)

**KITCHEN**

20' 6" x 7' 5" (6.25m x 2.26m)

**CONSERVATORY 1**

18' 2" x 9' 6" (5.54m x 2.9m)

**STUDY/OFFICE**

10' 4" x 9' 6" (3.15m x 2.9m)

**INNER HALL**

**BEDROOM 1**

12' 7" x 10' 10" (3.84m x 3.3m)

**BEDROOM 2**

11' x 9' (3.35m x 2.74m)

**BEDROOM 3**

10' 6" x 9' 2" (3.2m x 2.79m)

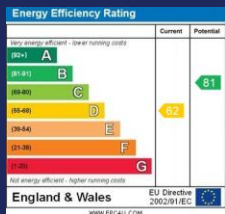
**SHOWER ROOM/WC**

**CONSERVATORY 2**

11' 9" x 8' (3.58m x 2.44m)

**GARAGE**

17' 5" x 10' (5.31m x 3.05m)



**01903 850450**

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

**sales@hawkemetcalf.co.uk**

**www.hawkemetcalf.co.uk**



