



1 Wooldridge Walk, Littlehampton, BN17 5TB
Guide Price £580,000

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A deceptively spacious detached bungalow offering versatile accommodation with three bedrooms, two bathrooms, two reception rooms, double width garage and South facing rear garden. The accommodation is presently arranged as spacious entrance hall, South facing lounge, dining room/fourth bedroom, kitchen/breakfast room, utility room, bathroom/wc, three double bedrooms with master bedroom having en-suite. Externally there is a private driveway with standing for two/three vehicles leading to double width garage. South facing rear garden with side courtyard areas.

Wooldrige Walk is situated in a semi rural location within the very popular village of Climping.

- Climping Village
- Detached bungalow
- Three/Four Double Bedrooms
- Two Bathrooms
- Kitchen/Breakfast Room
- Utility Room
- Double Width Garage
- Private Drive
- South Facing Garden





Part glazed door to:

ENTRANCE HALL

Radiator. Two recessed storage cupboards. Access to loft space being part boarded with power and light.

LOUNGE

5.18m into bay x 4.27m (17' into bay x 14')
Fireplace with electric log effect fire. Two radiators. Double glazed window. Double glazed french doors leading to garden.

DINING ROOM/BEDROOM FOUR

3.96m x 2.95m (13' x 9'8)
Currently used as dining room but could easily be converted into a further bedroom if required. Radiator. Double glazed window. Glazed double doors leading into hallway.

KITCHEN/BREAKFAST ROOM

3.78m x 2.84m (12'5 x 9'4)
Comprising of roll top work surfaces with 1.5 bowl single drainer sink unit with mixer taps. Base units comprising of cupboards and drawers. Space and plumbing for dishwasher and tumble dryer. Matching range of wall units concealed lighting under. Fitted oven with fitted microwave/grill above. Four ring induction hob with chimney style extractor above. Radiator. Tiled floor. Extractor. Double glazed window. Door leading to:

UTILITY ROOM

2.11m x 1.83m (6'11 x 6')
Matching units to kitchen comprising of worktop with single drainer stainless steel sink with mixer taps. Space and plumbing for washing machine. Space for tall fridge/freezer. 'Baxi' combination gas fired boiler supplying hot water and central heating. Double glazed door to outside.

MASTER BEDROOM

4.45m x 3.78m (14'7 x 12'5)
Radiator. Double glazed window. Door through to:

EN-SUITE BATHROOM

Part tiled. Step in shower cubicle with shower unit and glazed doors. Pedestal wash hand basin with shaver point/light unit above. Close couple WC. Chrome vertical towel rail/radiator. Extractor fan. Tiled floor. Double glazed window.

BEDROOM TWO

3.66m x 3.25m (12' x 10'8)
Fitted wardrobes. Double glazed window. Radiator.

BEDROOM THREE

4.45m x 2.41m into wardrobe (14'7 x 7'11 into wardrobe)
Floor to ceiling mirrored wardrobes. Radiator. Double glazed window. Recessed ceiling spotlighting.

BATHROOM/WC

Part tiled. White suite comprising of panelled bath with mixer

taps/shower attachment. Pedestal wash hand basin with shaver point and light unit above. Close couple WC. Tiled floor. Extractor fan. Recessed ceiling spotlighting. Chrome vertical towel rail/radiator. Double glazed window.

DOUBLE WIDTH PRIVATE DRIVE

Off road parking for two vehicles and leading to:

DOUBLE WIDTH GARAGE

5.03m x 4.90m (16'6 x 16'1)
Electric up and over door. Power and light. Personal door from garden.

FRONT GARDEN

Artificial lawn with flower borders. Two wooden side gates leading to:

SOUTH FACING REAR GARDEN

Full width patio area with security lighting and sun awning. Remainder laid to lawn with flower borders. New 8'x6' wooden garden shed with power and light. Further storage shed. There are two side courtyard areas with gravelled boards. Further wooden storage shed and wooden tool shed.

Required Information.

Council tax band: F

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

Agent Note

Under the estate agents act 1979 section 22 we advise you that there is a connection on this property between the vendor and Bacon and Company estate agents.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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