64 Watersmead Drive, Littlehampton, BN17 6GH

Price £350,000

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Bacon and Company are pleased to offer for sale this three bedroom family home built in 2012. Briefly the accommodation to the ground floor comprises entrance hall, cloakroom, lounge and kitchen/breakfast room. To the first floor there are two double bedrooms and family bathroom/WC. On the second floor there is a further double bedroom with ensuite shower room/WC. Benefits include gas fired central heating and double glazed windows and doors. Externally there is a front gardens, off road parking for two vehicles and a rear garden.

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- Mid Terrace House
- Parking for 2 Vehicles
- Landscaped Rear Garden
- 3 Double Bedrooms
- Ensuite & Family Bathrm/Wc
- Modern Kitchen/Dining Room
- Popular Location
- Must See

Double glazed front door leading to:

Entrance Hall
Radiator. Inset spotlights. Central heating thermostat.

Cloakroom/Wc
Close coupled WC. Wash hand basin with tiled splash back. Radiator. Double glazed window. Radiator.

Lounge
5.19 x 3.52 (17'0" x 11'7")
Radiator. TV point. Double glazed window.

Kitchen / Breakfast Room
4.43 x 2.76 (14'6" x 9'1")
Roll top working surfaces with inset one and half bowl stainless steel sink unit with mixer tap. Cupboards and drawers under with matching wall cabinets. Built in four ring gas hob with extractor and light over and built in oven beneath. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Radiator. Inset spotlights. Understairs storage cupboard. Double glazed window. Double glazed French doors leading to rear garden.

First Floor Landing
Staircase rising to the first floor. Inset spotlights. Airing cupboard housing Megaflow hot water cylinder.

Bedroom Two
3.79 max x 3.19 max (12'5" max x 10'6" max)
Wardrobe. Radiator. Double glazed window.

Bedroom Three
3.90 x 2.42 (12'10" x 7'11")
Double glazed window. Radiator.

Family Bathroom/Wc
Part tiled walls. White suite comprising bath with mixer tap and shower attachment. Glass shower screen. WC with enclosed cistern. Wash hand basin in vanity unit. Chrome heated towel rail. Shaver point. Extractor fan. Inset spotlights. Double glazed window.

Second Floor Landing
Cupboard housing Ideal boiler.

Master Bedroom
3.80 x 3.43 (12'6" x 11'3")
Radiator. Double glazed window. Wardrobe. Access to eaves storage.

Ensuite
Fully tiled shower enclosure with thermostatically controlled shower unit. WC with enclosed cistern. Wash hand basin in vanity unit. Extractor fan. Inset spotlights. Chrome heated towel rail. Shaver point.

Outside

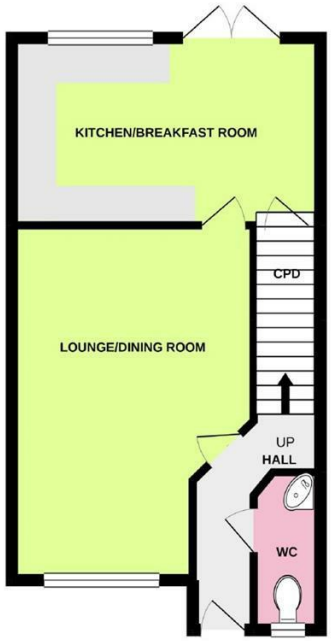
Rear Garden
Landscaped with attractive planted borders which will offer an array of colours through the seasons.

Private Driveway
Providing off road parking for two vehicles.

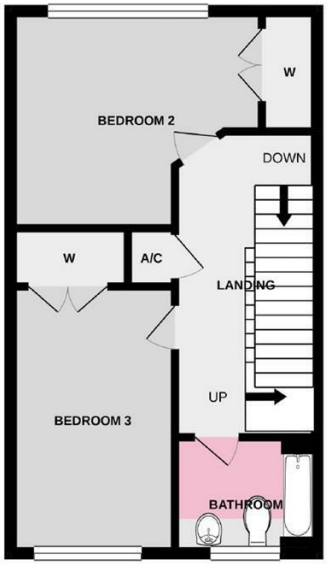
Agent Note
Estate Management Fee £230 per annum (Advised by our vendors)

Version
This is version 1 of the particulars

GROUND FLOOR



1ST FLOOR



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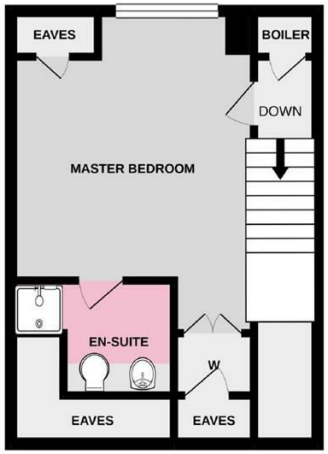

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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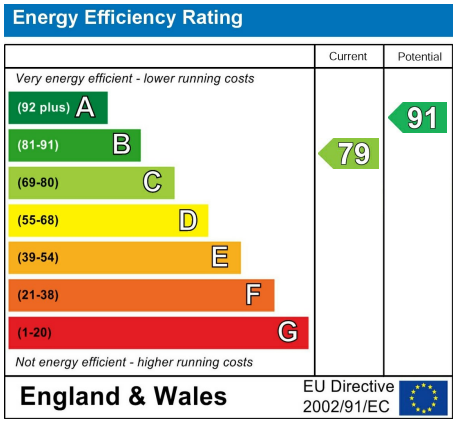

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore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

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