



11 Old Manor Road, Littlehampton, BN16 3QU  
Offers In Excess Of £425,000





Nestled in the charming area of Rustington, Littlehampton, this delightful chalet-style bungalow on Old Manor Road offers a perfect blend of comfort and convenience. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Internally you have the benefits two sizable reception rooms one being a large rear conservatory. Externally to have a large rear garden with access to side of the property and your private detached garage. To the front of the property you have a private front driveway.

- Semi-Detached Chalet
- Three/Four Bedrooms
- Detached Garage
- Large Rear Garden
- Two Bathrooms
- Conservatory
- Private Driveway
- Vendor Suited / Complete Chain









### Entrance Hall

Floorboards throughout. Radiator. Spotlights

### Kitchen

4 x 2.5 (13'1" x 8'2")

Tiled effect flooring. A fitted kitchen briefly comprising of; a range of matching wall and base units. Roll edge work surfaces. Space for various appliances including, two dishwashers. Washing machine. Fridge freezer. Part tiled walls. Inset stainless steel sink. Wall mounted combination boiler. Spotlights. Integrated oven with four ring hob above. Extractor fan. Frosted double glazed window. Double glazed sliding doors. Half double glazed door providing rear garden access.

### Living Room

4.3 x 3.3 (14'1" x 10'9")

Floorboards throughout. Radiator. Tv and telephone points. Spotlights. Double glazed sliding doors providing access to;

### Conservatory

4.9 x 3.7 (16'0" x 12'1")

Floorboards throughout, two radiators. Double glazed French doors providing rear garden access.



### Bedroom One (Ground Floor)

3.9 x 3 (12'9" x 9'10")

floorboards throughout. Radiator. Double glazed window. Spotlights m. Two built in double wardrobes.

### Bedroom Two (Ground Floor)

2.8 x 2.7 (9'2" x 8'10")

Radiator. Double glazed window. Doors providing access to large under stair storage cupboard.

### Bathroom

Tiled effect flooring. Fully tiled walls. Spotlights. Wall mounted heated towel rail. Panelled bath. Low level Wc with matching wash hand basin. Corner shower cubicle. Two Frosted double glazed windows.

### Stairs to;

### First Floor Landing

Spotlights. Velux window. Door providing access to eaves storage.

### Bedroom Three (First Floor)

5.6 max x 4.3 max (18'4" max x 14'1" max )

Carpeted throughout. Three Velux Windows. Two radiators. Two doors providing access to eaves storage. Further door providing access to;



### En Suite

Tiled flooring. Velux window. Corner shower cubicle. Heated towel rail. Low level Wc with matching wash hand basin. Spotlights.

### Bedroom Four (First Floor)

2.3 x 2.2 (7'6" x 7'2" )

Floorboards throughout. Radiator. Velux window.

### Outside:

### Rear Garden

Large private rear garden. Sizeable patio area perfect for seating. Lawed area with mature tree and shrub borders. Gate providing access to side of property and driveway.

### Front

Private front driveway with parking for multiple cars. Mature Shrub borders.

### Detached Garage

Access via up and over door. Single glazed window. Power and lighting.

### Required Information

Council tax band: C

Draft version:

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









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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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