



22 Northway Road, Littlehampton BN17 7JX
£330,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **3 Bedroom Semi Detached House**
- **Off Road Parking For Several Vehicles**
- **Refitted Modern Kitchen**
- **Refitted Modern Bathroom/WC**
- **Internal Viewing Recommended**
- **Gas Central Heating & Double Glazing**
- **Good Size Rear Garden**
- **Council Tax: - B**
- **EPC Rating: - C**

A very spacious extended 3 bedroom semi detached house which has been refurbished and modernised and therefore internal viewing is strongly recommended.

In brief the accommodation comprises: - Entrance hall, lounge with double opening doors to the rear garden, open plan modern kitchen and dining room, bathroom/WC, three bedrooms and an additional separate WC.

Outside there is off road parking to the front for several vehicles and a very good size enclosed rear garden with decking and lawn, all enclosed by fencing and backing onto a recreation ground.

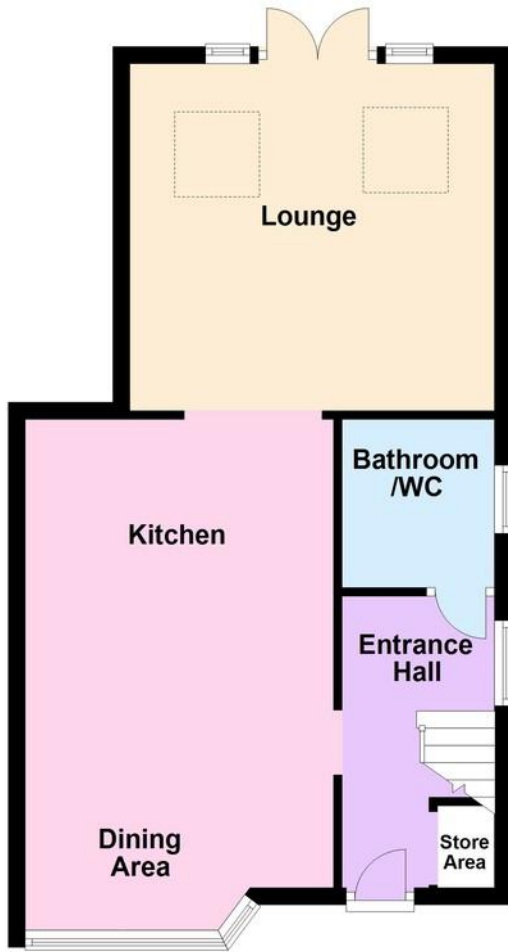
Features include gas central heating, double glazing, refitted modern kitchen and bathroom, Juliette balcony in bedroom 2 and feature skylights in the lounge.

Northway Road is a private un-adopted road just to the north of Littlehampton town centre and is accessed from Lyminster Road.



Ground Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 93.0 sq. metres (1000.7 sq. feet)

ENTRANCE HALL

KITCHEN/DINING ROOM

19' 9" x 12' (6.02m x 3.66m)

LOUNGE

14' 1" x 13' 4" (4.29m x 4.06m)

BATHROOM/WC

BEDROOM 1

11' 10" x 9' 6" (3.61m x 2.9m)

BEDROOM 2

11' 10" x 9' 10" (3.61m x 3m)

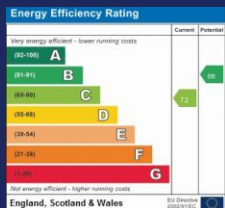
BEDROOM 3

11' 11" x 7' 8" (3.63m x 2.34m)

ADDITIONAL SEPARATE WC

OFF ROAD PARKING FOR SEVERAL VEHICLES

FEATURE GOOD SIZE REAR GARDEN



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