



35 Leeward Road, Littlehampton BN17 6PQ
£399,500 Freehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached House
- 4 Bedrooms
- 27'9 Lounge/Dining Room
- South Facing Garden
- Drive & Garage
- Ground Floor WC
- No Chain Involved
- Council Tax Band - 'C'
- EPC Rating - 'E'

A semi detached 4 bedroom house situated in the popular Beaumont Park area and offered for sale in good condition and with no chain involved. The spacious property's numerous features include a south facing garden, large lounge/dining room measuring 27'9, gas heating, double glazing, ground floor WC and a drive providing off road parking leading to a detached garage.

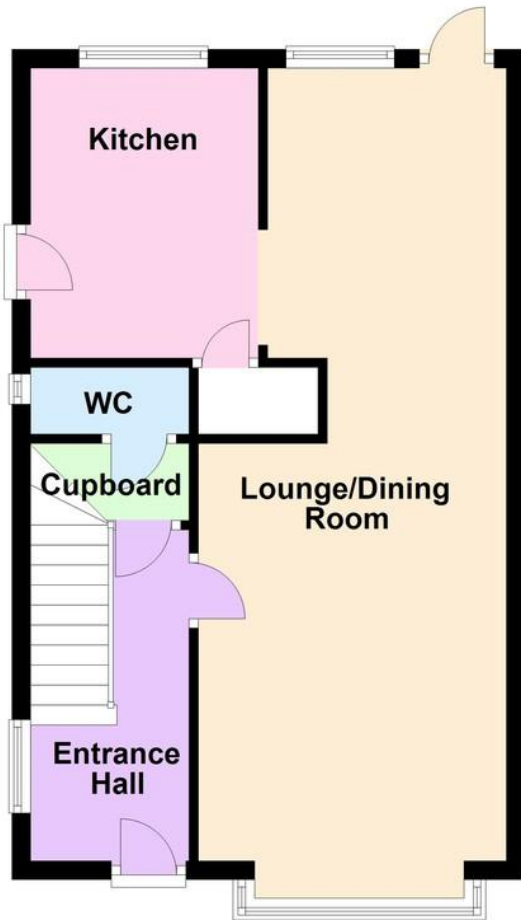
The accommodation in brief comprises: entrance hall, ground floor WC, lounge/dining room, kitchen, 4 bedrooms, bathroom/WC, gardens to the front and rear and driveway to garage.

The property is situated in Leeward Road and can be found off Beaumont Park, which in turn leads into Henry Avenue and then The Street which leads into Rustington's busy village centre and shops.



Ground Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Total area: approx. 87.0 sq. metres (936.8 sq. feet)

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE/DINING ROOM

27' 9" x 10' 10" (8.46m x 3.3m)
narrowing to 8'5 at the dining end

KITCHEN

10' 2" x 8' (3.1m x 2.44m)

FIRST FLOOR LANDING

BEDROOM 1

14' 7" x 9' 2" (4.44m x 2.79m)

BEDROOM 2

10' 3" x 8' 1" (3.12m x 2.46m)

BEDROOM 3

11' 7" x 7' 6" (3.53m x 2.29m)

BEDROOM 4

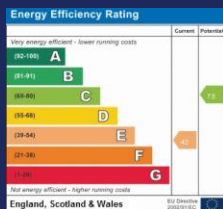
8' 6" x 6' 5" (2.59m x 1.96m)

BATHROOM

GARDENS TO FRONT & REAR

DETACHED GARAGE

17' 8" x 8' 3" (5.38m x 2.51m)



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