



181 Timberleys, Littlehampton BN17 6QD  
**£330,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- 3 Bedroom EOT House
- Spacious 3 Storey Accommodation
- GF Shower Room & Family Shower Room
- Gas Central Heating
- Dining Room/Play Room
- Very Spacious Lounge
- Viewing Recommended
- Council Tax Band 'B'
- EPC Rating 'D'

A very spacious three storey three bedroom town house which has been modernised throughout and therefore internal viewing is recommended.

In brief the accommodation comprises: - entrance hall, ground floor shower room/WC, refitted modern kitchen/breakfast room, separate dining room/playroom, spacious first floor lounge and a third bedroom; two top floor bedrooms and a family shower room.

Outside there is a private drive to the front providing off road parking and an enclosed rear garden with a covered patio area.

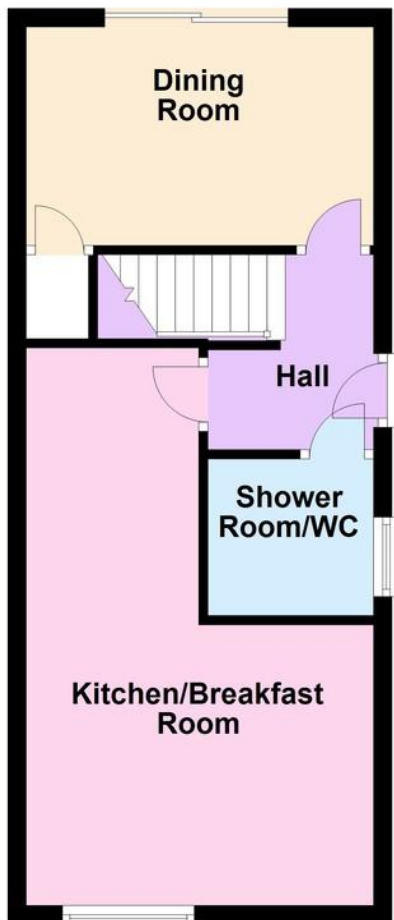
We would strongly recommend internal viewing to fully appreciate this spacious modern three bedroom family house.

Timberleys is situated to the north of Littlehampton town centre and is accessed from Peregrine Road.



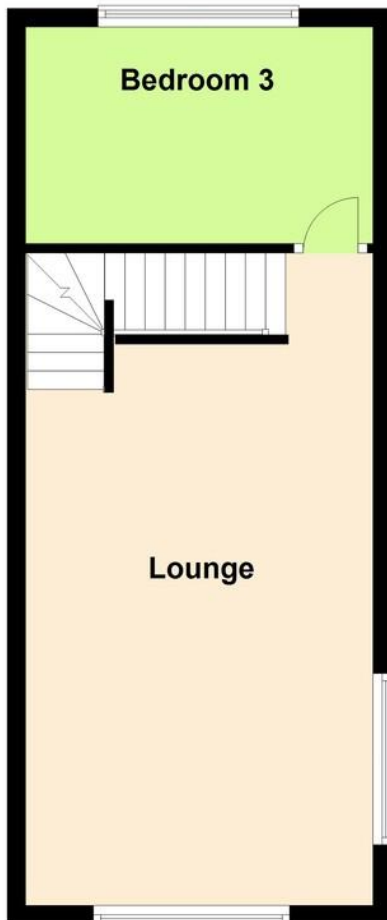
### Ground Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



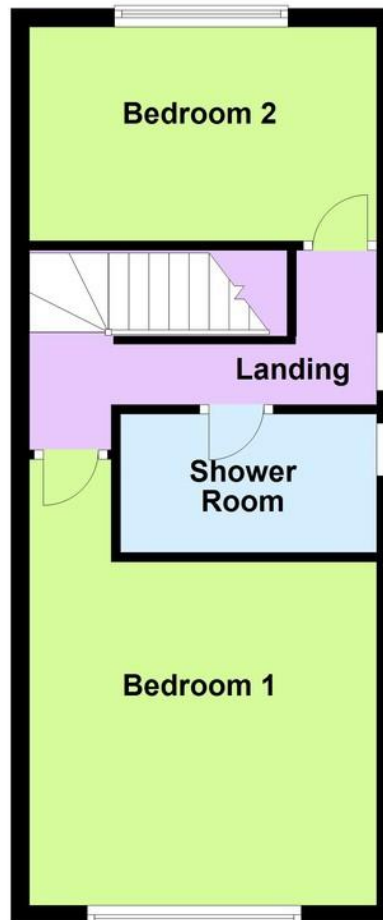
### First Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



### Second Floor

Approx. 36.1 sq. metres (388.4 sq. feet)



### ENTRANCE HALL

**KITCHEN/BREAKFAST ROOM**  
19' 10" x 12' 5" (6.05m x 3.78m) max

**DINING ROOM/PLAY ROOM**  
12' 5" x 7' 9" (3.78m x 2.36m)

**SHOWER ROOM/WC**

**LOUNGE**  
21' x 12' 4" (6.4m x 3.76m)

**BEDROOM 3**  
12' 4" x 7' 9" (3.76m x 2.36m)

**BEDROOM 1**  
12' 4" x 12' 2" (3.76m x 3.71m)

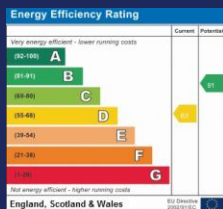
**BEDROOM 2**  
12' 4" x 7' 8" (3.76m x 2.34m)

**SHOWER ROOM/WC**

**REAR GARDEN**

**PRIVATE DRIVE**

Total area: approx. 108.3 sq. metres (1165.3 sq. feet)



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