



10 Ockenden Road, Littlehampton BN17 7FH
£350,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Modern Semi Detached House**
- **3 Bedrooms**
- **En Suite Shower/WC & Family Bathroom**
- **Ground Floor Cloakroom**
- **Private Rear Garden**
- **Viewing Recommended**
- **Private Drive & Garage**
- **Council Tax Band - 'C'**
- **EPC Rating - 'B'**

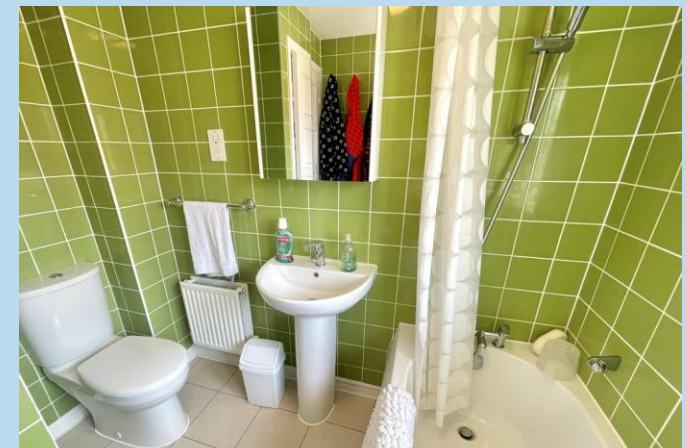
A modern semi detached house situated within the popular 'Kingley Gate' development just on the outskirts of Littlehampton.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, large lounge, modern fitted kitchen with some built in appliances, master bedroom with en suite shower room/WC, two further bedrooms and a family bathroom/WC.

Outside there is a pleasant enclosed private rear garden with patio, lawn and decking with a side gate to the private drive and garage, which has power and roof storage space.

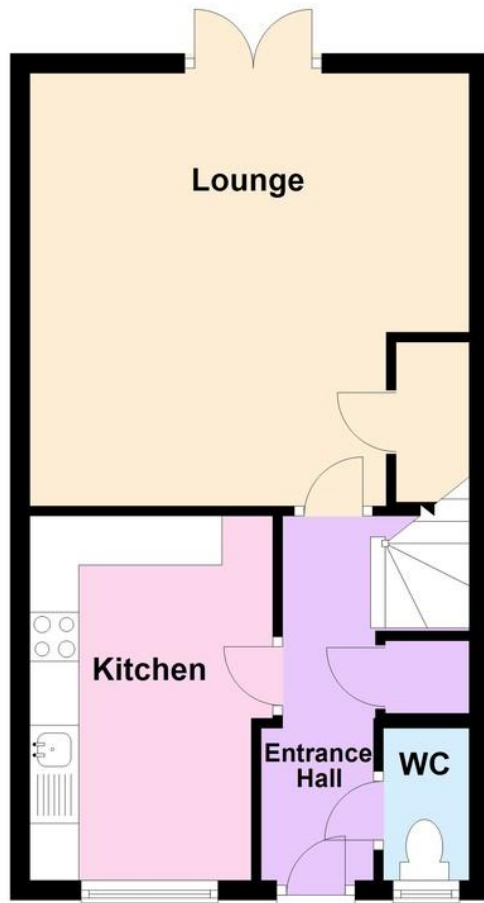
Features include gas central heating, double glazing and the house is offered for sale in excellent decorative order.

The property is pleasantly situated within the popular Kingley Gate Development which is accessed from the A259 traffic lights into Benjamin Gray Drive and then right into Randall Way. Ockenden Road is then on the left.



Ground Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.4 sq. feet)



ENTRANCE HALL

GROUND FLOOR CLOAKROOM

KITCHEN

12' 2" x 8' (3.71m x 2.44m)

LOUNGE

15' x 14' 5" (4.57m x 4.39m)

BEDROOM 1

11' 10" x 8' 5" (3.61m x 2.57m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

10' 2" x 8' 5" (3.1m x 2.57m)

BEDROOM 3

8' 10" x 6' 3" (2.69m x 1.91m)

FAMILY BATHROOM/WC

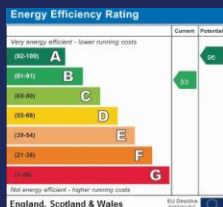
PRIVATE DRIVE

GARAGE

19' 5" x 9' 10" (5.92m x 3m)

PRIVATE REAR GARDEN

Total area: approx. 73.8 sq. metres (794.7 sq. feet)



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