



81 Manning Road, Littlehampton BN17 7HX
£300,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Semi Detached Chalet Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Spacious Versatile Accommodation
- No Onward Chain
- 58 x 29 Rear Garden
- Private Drive to Garage
- Council Tax Band 'C'
- EPC Rating - 'D'

A spacious and versatile semi detached chalet style bungalow offered for sale with no onward chain.

In brief the accommodation comprises: - Entrance hall, lounge, kitchen, dining room, two ground floor bedrooms, shower room and separate WC and a first floor bedroom. Outside there is a long private drive providing off road parking and leading to the garage. The rear garden has a west aspect and is of a good size, measuring 58' x 29'.

Features include gas fired central heating, double glazing, no onward chain and the property is in excellent decorative order.

The property is situated in a residential area of Littlehampton just to the north of the town centre. Manning Road runs between Courtwick Road and Clun Road. Local shops can be found in Arundel Road within the Wick Parade.



Ground Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



Total area: approx. 87.6 sq. metres (942.7 sq. feet)

First Floor

Approx. 23.0 sq. metres (247.0 sq. feet)



ENTRANCE HALL

LOUNGE

16' 5" x 11' 4" (5m x 3.45m)

KITCHEN

10' x 8' 8" (3.05m x 2.64m)

DINING ROOM

11' x 8' 6" (3.35m x 2.59m)

BEDROOM 1

11' 8" x 11' 3" (3.56m x 3.43m)

BEDROOM 2

9' 7" x 8' 8" (2.92m x 2.64m)

SHOWER ROOM

SEPARATE WC

FIRST FLOOR BEDROOM 3

16' 8" x 10' (5.08m x 3.05m)
max

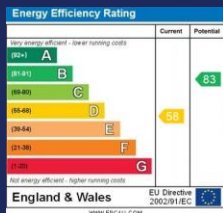
PRIVATE DRIVE

GARAGE

15' 1" x 8' 3" (4.6m x 2.51m)

REAR GARDEN

58' x 29' (17.68m x 8.84m)
min



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