



2 The Moorings, Littlehampton BN17 6RG  
**£289,000 Freehold**

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

# INDEPENDENT ESTATE & LETTING AGENTS

- **Semi Detached Bungalow**
- **2 Bedrooms**
- **Refitted Kitchen & Bathroom**
- **Delightful Private Rear Garden**
- **Viewing Recommended**
- **Excellent Decorative Order**
- **Garage & Drive**
- **Council Tax Band 'B'**
- **EPC Rating 'D'**

A two bedroom semi detached bungalow which has been modernised with a refitted shower room/WC and kitchen and is offered for sale in excellent decorative order throughout.

In brief the accommodation comprises: - Front porch, modern kitchen, lounge, inner hall, two bedrooms and a modern shower room/WC. Outside there is a front garden and a lovely rear garden that measures 33' x 20' and has a patio that extends to a neat lawn and side access to the front. There is also a drive that provides off road parking and accesses the garage.

Features include gas fired central heating, double glazing and the bungalow is in excellent decorative order throughout.

The bungalow is pleasantly situated within the Beaumont Park area, mid-way between Rustington and Littlehampton and is accessed from Admirals Walk, off Fastnet Way.



Approx. 44.8 sq. metres (481.9 sq. feet)



Total area: approx. 44.8 sq. metres (481.9 sq. feet)

## PORCH

## KITCHEN

12' 2" x 5' 6" (3.71m x 1.68m)

## LOUNGE

16' 5" x 9' 10" (5m x 3m)

## INNER HALL

## BEDROOM 1

12' 9" x 8' 2" (3.89m x 2.49m)

## BEDROOM 2

9' 10" x 7' 1" (3m x 2.16m)

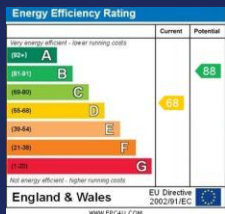
## SHOWER ROOM/WC

## FRONT GARDEN

## REAR GARDEN

33' x 20' (10.06m x 6.1m)

## PRIVATE DRIVE & GARAGE



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