



19 Biscay Close, Littlehampton BN17 6SW
£330,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- 3 Bedroom EOT House
- Extended Garage/Workshop
- Garden Room with 'Hayloft'
- Gardens to 3 Sides
- Gas Central Heating
- Viewing Recommended
- Private Off Road Parking
- Council Tax Band 'C'
- EPC Rating 'D'

A three bedroom end of terrace house with feature extended garage/workshop and a very useful garden room with 'hayloft' above. The current vendors use these rooms as another sitting room and den, it has power and light.

In brief the accommodation comprises: - entrance hall, lounge, kitchen/dining room, three bedrooms, the main bedroom has a 'walk-in' dressing room with hanging rails and wardrobes; and a family bathroom.

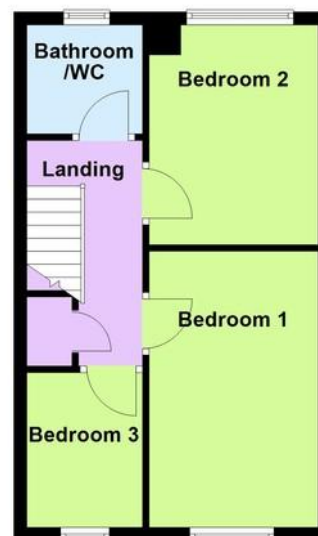
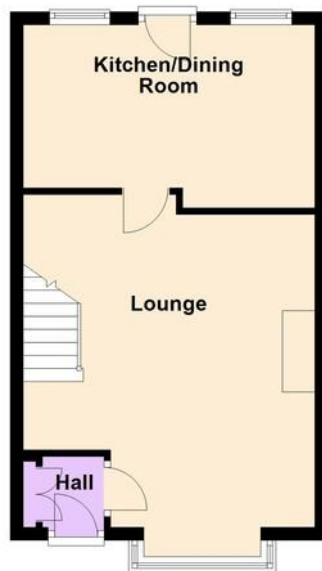
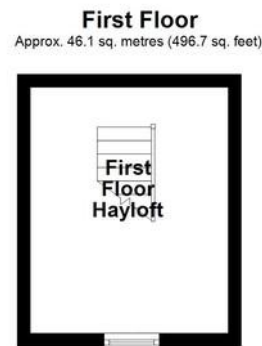
Outside there are delightful gardens to three sides stocked with a variety of plants and shrubs. The rear garden has a paved patio area and a raised fishpond.

As well as the extra large garage/workshop, there is a drive that provides off road parking.

We would strongly recommend internal viewing to fully appreciate this lovely house.

Biscay Close is located mid-way between Littlehampton and Rustington and is accessed from Fastnet Way into Capstan Drive.





Total area: approx. 115.8 sq. metres (1246.2 sq. feet)

ENTRANCE HALL

LOUNGE

15' 9" x 11' 10" (4.8m x 3.61m)
minimum

KITCHEN/DINING ROOM

14' 8" x 9' 2" (4.47m x 2.79m)

BEDROOM 1

13' 10" x 8' 6" (4.22m x 2.59m)

BEDROOM 2

11' 2" x 8' 7" (3.4m x 2.62m)

BEDROOM 3

7' 9" x 5' 10" (2.36m x 1.78m)

BATHROOM/WC

SIDE DRIVE/OFF ROAD PARKING

GARAGE/WORKSHOP

15' 2" x 17' 11" (4.62m x 5.46m)
maximum

GARDEN ROOM

12' 5" x 10' (3.78m x 3.05m)
with 'hayloft' above

FEATURE GARDENS TO 3 SIDES

**EPC
GRAPH TO
FOLLOW**



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