



27 The Poplars, Littlehampton BN17 6GZ
£350,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious 3 Storey House**
- **3 Bedrooms**
- **En Suite & Family Bathroom**
- **Excellent Decorative Order**
- **Internal Viewing Recommended**
- **South Facing Rear Garden**
- **Private Drive & Garage**
- **Council Tax Band 'D'**
- **EPC Rating 'C'**

A particularly bright and spacious 3 bedroom cottage style house with accommodation over 3 floors.

In brief the accommodation comprises: - ground floor cloakroom, lounge, modern kitchen/dining room with large storage cupboard, two first floor double bedrooms with built in wardrobes and a family bathroom and a second floor master bedroom also with built in wardrobes and en suite shower room/WC.

Outside there is an open plan front garden (which could be changed to further off road parking if desired), south facing rear garden with rear access and there is a brick built garage with up and over door and private drive providing off road parking.

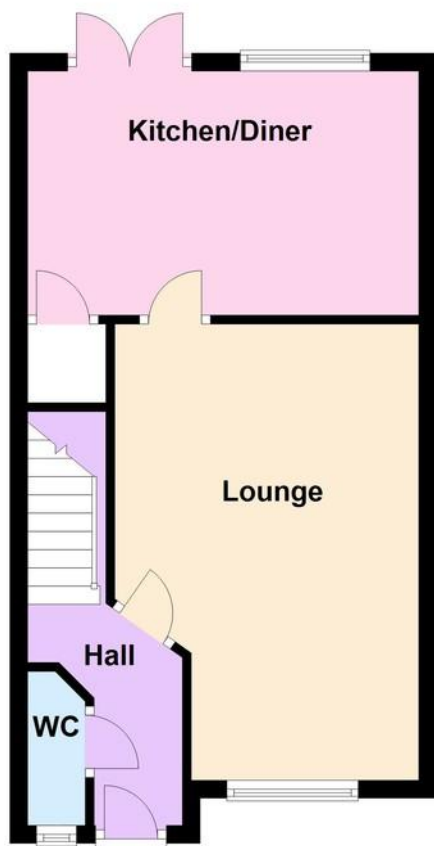
Features include gas central heating, double glazing, eaves storage cupboards and excellent decorative order throughout.

The property is pleasantly situated within a modern development and is accessed from the Worthing Road which runs between Littlehampton and Rustington. Local Primary Schools are close by and Brookfields Park with children's play area can be accessed directly from the development.



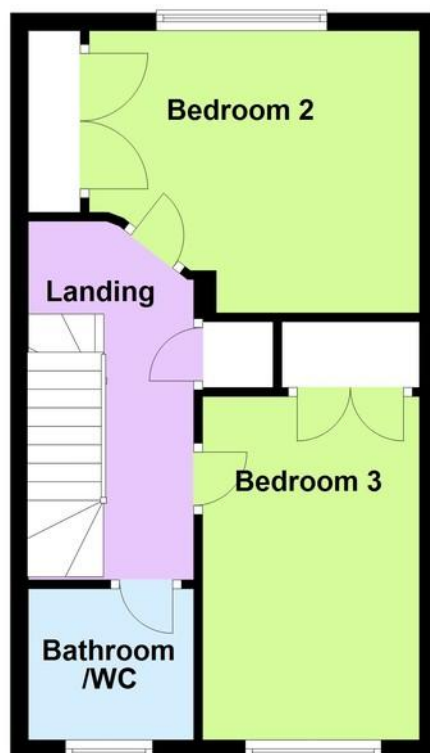
Ground Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



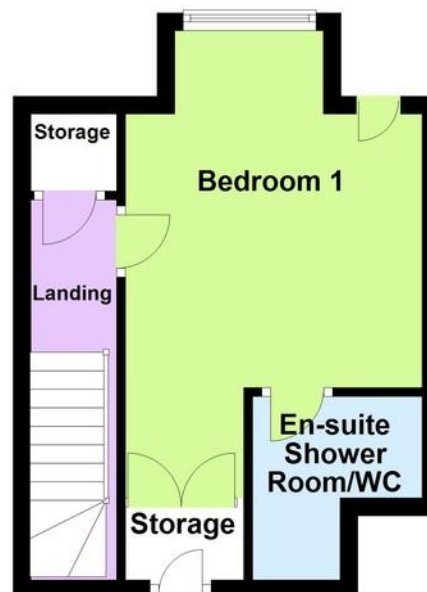
First Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Second Floor

Approx. 23.8 sq. metres (256.6 sq. feet)



ENTRANCE HALL

CLOAKROOM

LOUNGE

16' 10" x 11' 6" (5.13m x 3.51m)

KITCHEN/DINING ROOM

14' 7" x 8' 11" (4.44m x 2.72m)

BEDROOM 1

12' 7" x 11' 6" (3.84m x 3.51m)
average measurements

EN SUITE SHOWER ROOM/WC

BEDROOM 2

12' 4" x 10' 5" (3.76m x 3.18m)

BEDROOM 3

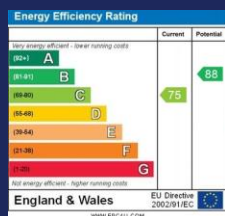
12' 8" x 8' (3.86m x 2.44m)

FAMILY BATHROOM/WC

SOUTH FACING REAR GARDEN

PRIVATE DRIVE & GARAGE

Total area: approx. 95.0 sq. metres (1022.5 sq. feet)



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