

## 44 Esher Drive, Littlehampton – BN17 6AA

£475,000 Freehold

Three-bedroom bungalow on a prominent corner plot with impressive frontage and generous rear garden. • Bright and spacious main living room providing versatile living space. • Master bedroom with en-suite shower/wet room. Two further double bedrooms, including a second with its own en-suite. • Separate Bathroom • Spacious kitchen with ample storage and work surfaces, flowing into a light-filled conservatory with access to the living room and garden. • Recently refreshed with updated décor and new boiler; ready to move into immediately and offered chain free. • Conveniently located near Rustington Village, Littlehampton High Street, the riverfront, beach, Mewsbrook Park, and larger retailers including Next, Dunelm, Sainsbury's, Waitrose, Morrisons, and Aldi.





This welcoming three-bedroom bungalow enjoys a prominent corner plot, offering an impressive frontage and a generous rear garden. The interior provides an excellent sense of space and versatility, featuring a bright main living room, a well-appointed master bedroom with en-suite shower/wet room, two additional double bedrooms including a second with its own en-suite, and a modern main bathroom.

The spacious kitchen offers ideal room for breakfast or dining as well as plenty of work surface and storage space, and flows into a light-filled conservatory with direct access to the living room and garden creating a pleasant flow to the accommodation. Recently refreshed with updated décor and new boiler, the property is ready for immediate occupation and is offered chain free.

Perfectly positioned, the home is within easy reach of Rustington Village, Littlehampton High Street, the riverfront, the beach and the much-loved Mewsbrook Park. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby. \*Please note some minor digital staging of furniture has been used in this advert.

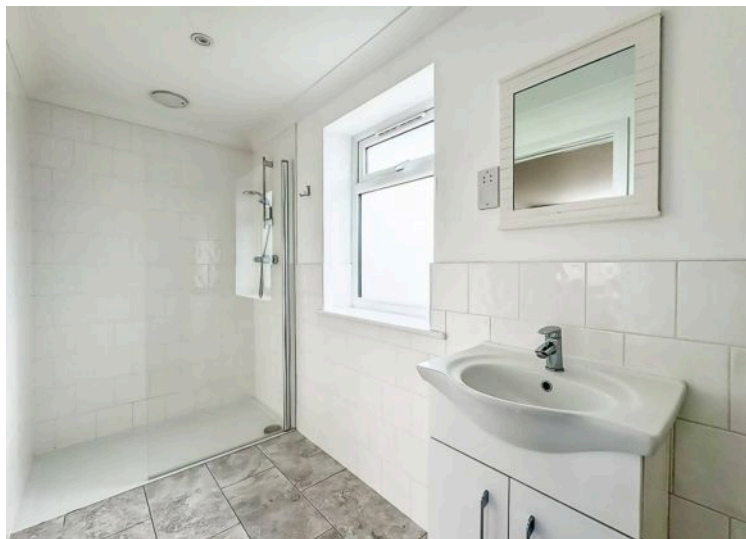
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









**Living Room**

19' 5" x 12' 1" (5.92m x 3.68m)

**Kitchen/Diner**

13' 4" x 10' 1" (4.06m x 3.07m)

**Conservatory**

20' 10" x 8' 6" (6.35m x 2.59m)

**Bedroom 1**

14' 6" x 11' 5" (4.42m x 3.48m)

**Ensuite/Wet Room**

**Bedroom 2**

12' 4" x 11' 8" (3.76m x 3.56m)

**Ensuite 2**

**Bedroom 3**

13' 4" x 8' 7" (4.06m x 2.62m)

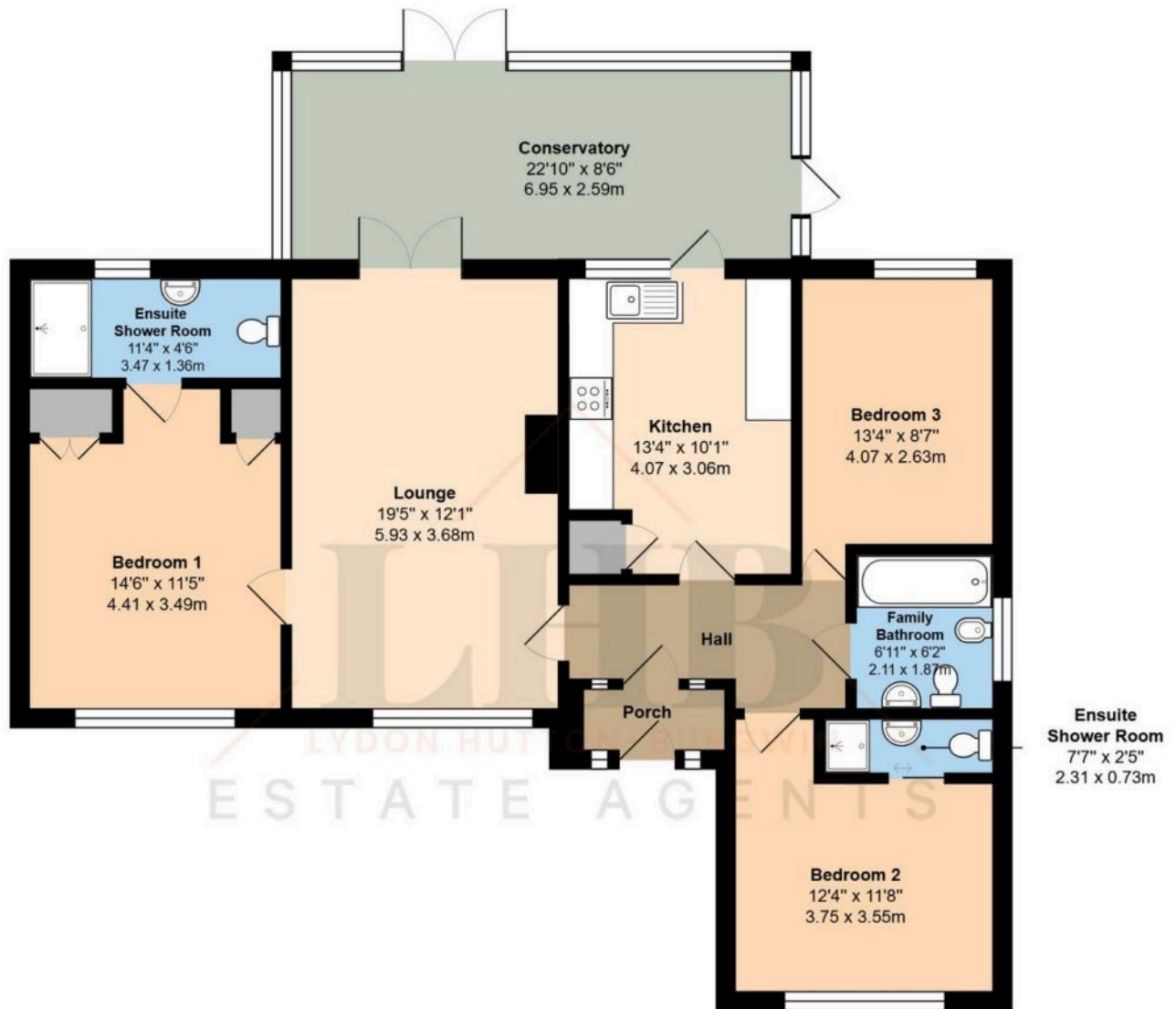
**Bathroom**











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025

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