



Clarkes

Estate Agents & Lettings Agents

Asking Price

£499,950

Freehold

17 Bluebell Drive, Littlehampton BN17 6UL



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



- Detached Family Home
- Living Room/Dining Area
- Four Bedrooms
- Two Bathrooms
- Garage
- Good Transport Links



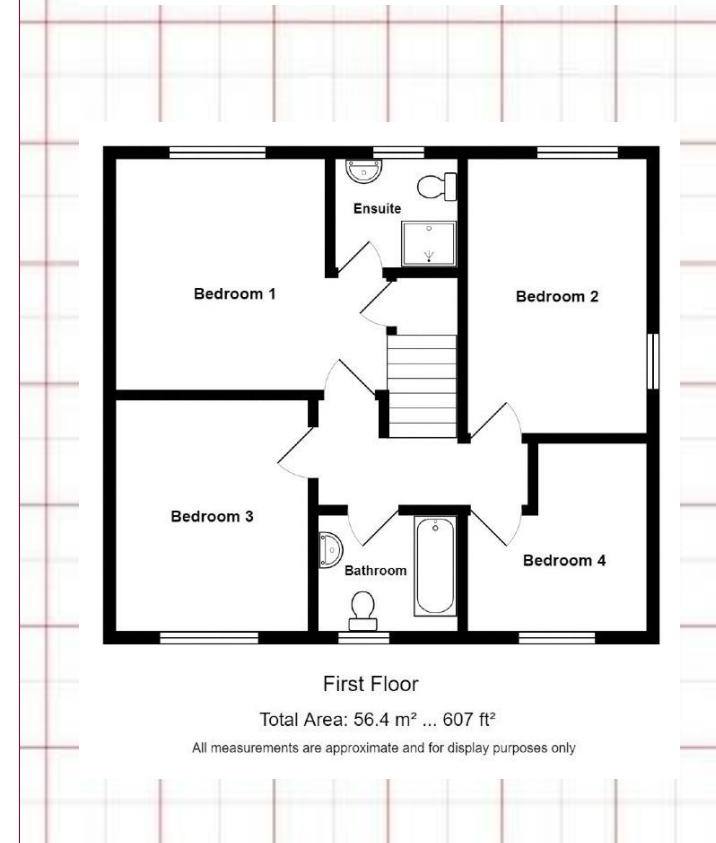
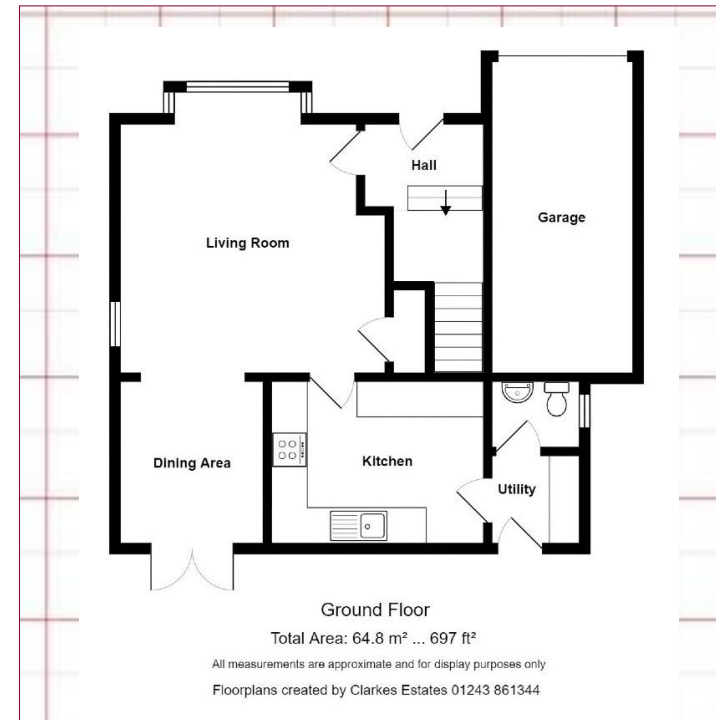
Accommodation

Ground Floor

Entrance Hall - 1.51m x 1.49m (4'11" x 4'10")
 Downstairs Cloakroom
 Kitchen - 3.64m x 2.79m (11'11" x 9'1")
 Utility Room
 Living Room - 4.81m x 4.06m (15'9" x 13'3")
 Dining Area - 2.79m x 2.45m (9'1" x 8'0")

First Floor

Bedroom 1 - 4.09m x 3.46m (13'5" x 11'4")
 Ensuite - 1.77m x 1.6m (5'9" x 5'2")
 Bedroom 2 - 4.29m x 2.67m (14'0" x 8'9")
 Bedroom 3 - 3.48m x 2.87m (11'5" x 9'4")
 Bedroom 4 - 2.67m x 2.65m into recess (8'9" x 8'8")
 Bathroom - 2.09m x 1.91m (6'10" x 6'3")
 Garage - 5.36m x 2.44m (17'7" x 8'0")



What the agent says... “,, Material Information

A detached family home set in a lovely location overlooking a children's play area.

This popular development is on the outskirts of Rustington village and Littlehampton town centre where there are ample facilities in both shopping centres. Local schools are well represented within walking distance, as are bus stops serving both Rustington and Littlehampton along with further towns along the coast.

Council Tax Band	F
Property Type	Detached
Property Construction	
Electricity Supply	
Water Supply	
Sewerage	
Heating	Gas Fired Central Heating
Broadband	
Mobile Signal/Coverage	
Parking	Garage & Driveway

