



## 34 The Winter Knoll, Littlehampton, BN17 6ND

£390,000

- Semi Detached Bungalow in Sought After Location
- Detached 16 ft Garage
- 11'05 Kitchen/Breakfast Room
- Viewing Highly Recommended to Appreciate Location & Proportions of Property
- Two Double Bedrooms
- Chain Free
- Conservatory Over Looking Private Rear Garden
- Ample off Road Parking to Front & Side of Bungalow
- 18'09 x 11'08 Lounge Diner
- Ideally Located Close to Local Amenities & Village

# 34 The Winter Knoll, Littlehampton BN17 6ND

Nestled in the charming Winter Knoll of Littlehampton, this delightful bungalow offers a cosy retreat for those seeking a peaceful abode. With a warm and inviting reception room, two ample bedrooms, and a well-appointed shower room, with separate WC. This semi-detached property is perfect for a small family or a couple looking to downsize. The property boasts a lovely garden to enjoy the fresh air. Situated just 0.9 miles from Rustington Village & Shops & 0.2 Miles from the convenient Tesco Express. Don't miss the opportunity to make this lovely property your new home sweet home.

Located near amenities, parks, and the beach, this residence is an ideal choice for downsizing. Rustington and Littlehampton offer abundant shops and excellent transport connections to Worthing and Chichester.



Council Tax Band: C

Tenure: Freehold



**LIVING ROOM**

18'09 x 11'08

**KITCHEN/BREAKFAST ROOM**

11'05 x 11'01

**CONSERVATORY**

11'03 x 7

**BEDROOM ONE**

13'04 x 8'10

**BEDROOM TWO**

10'10 x 8'08

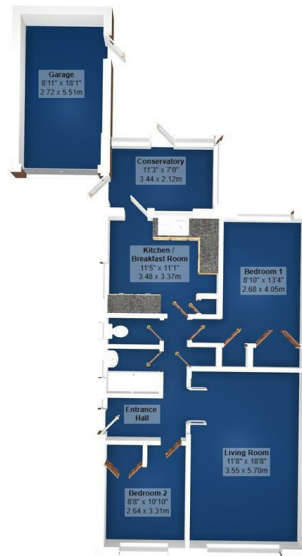
**GARAGE**

16'00 X 8'10

**SHOWER ROOM**

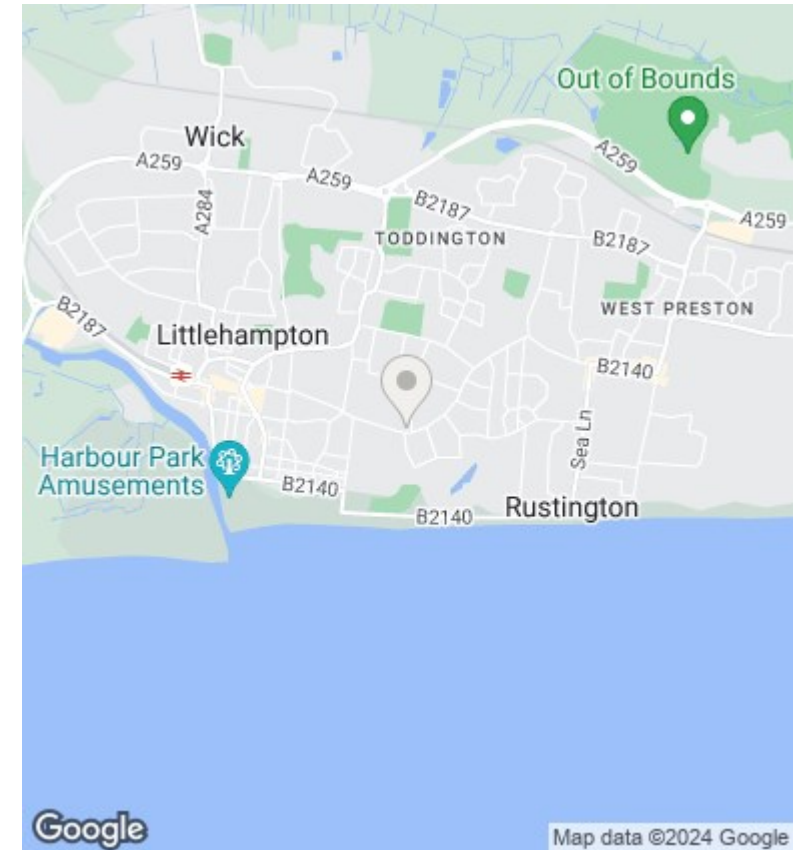
**SEPARATE WC**





Total Area: 975 ft<sup>2</sup> ... 90.6 m<sup>2</sup> (Includes Garage)

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 error, omission or mis-statement.  
This plan is for guidance purposes only and should be used as such for any prospective purchaser.  
Created by Jm 2024



| Energy Efficiency Rating                           |           |                         |
|--|-----------|-------------------------|
|  | Current   | Potential               |
| <i>Very energy efficient - lower running costs</i> |           |                         |
| (92 plus) <b>A</b>                                 |           | <b>85</b>               |
| (81-91) <b>B</b>                                   |           |                         |
| (69-80) <b>C</b>                                   |           |                         |
| (55-68) <b>D</b>                                   | <b>57</b> |                         |
| (39-54) <b>E</b>                                   |           |                         |
| (21-38) <b>F</b>                                   |           |                         |
| (1-20) <b>G</b>                                    |           |                         |
| <i>Not energy efficient - higher running costs</i> |           |                         |
| <b>England &amp; Wales</b>                         |           | EU Directive 2002/91/EC |

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.

Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.