



20 The Winter Knoll, Littlehampton, West Sussex, BN17 6ND

£475,000

- Spacious Detached Bungalow In Popular South Beaumont Park Location
- Close To Local Shops In Both Rustington Village (1 mile) & Littlehampton (1 mile)
- 18'00 Lounge/Diner
- Refitted Shower Room
- Three Bedrooms
- Very Close By Bus Route
- 15'00 x 12'00 Master Bedroom
- Well Maintained Gardens
- Detached Garage
- Less Than One Mile To Seafront

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Welcome to The Winter Knoll, a charming detached bungalow located in the picturesque village of Littlehampton, West Sussex.

This delightful property boasts a cosy reception room, which overlooks the beautiful garden, perfect for relaxing with family and friends.

With three inviting bedrooms, there is ample space for a growing family or visiting guests.

Situated in a peaceful neighbourhood, The Winter Knoll offers parking for one vehicle, making trips in and out a breeze. Whether you're looking for a permanent residence or a holiday home, this property is sure to captivate you with its warmth and character.

Don't miss the opportunity to make The Winter Knoll your own and experience the idyllic lifestyle that West Sussex has to offer. Contact us today to arrange a viewing and step into your dream home.



Council Tax Band:

Tenure: Freehold



LOUNGE/DINER

18'00 x 12'0

A large and bright space looking out through sliding doors to the fragrant, well maintained garden.

KITCHEN

7'5 x 12'5

Dual aspect

MASTER BEDROOM

15' x 12'08

(15'00 x 12' 08 into wardrobes)

BEDROOM 2

12'09 x 9'1

BEDROOM 3

9'9 x 7'3

SHOWER ROOM

9'1 x 4'10

W/C

5'10 x 2'7

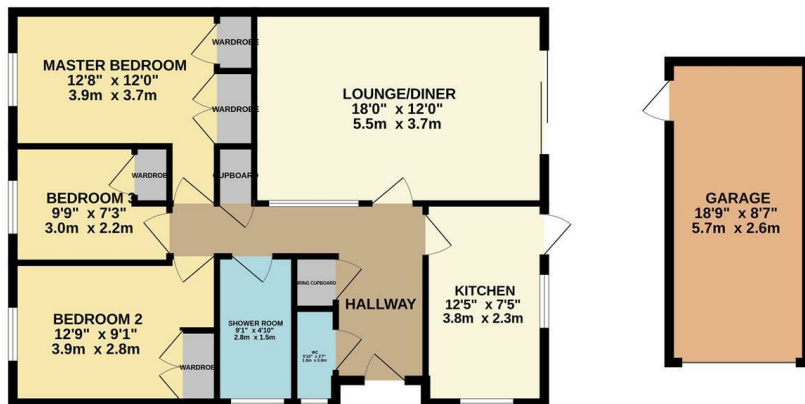
GARAGE

18'9 x 8'7

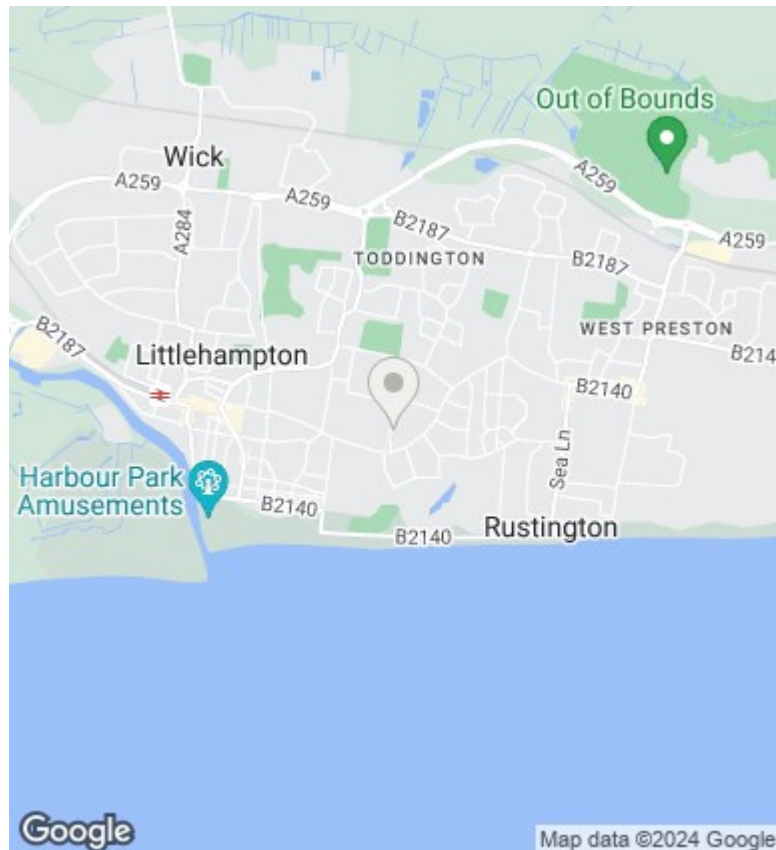
Up and over garage door and secondary access from garden through side rear door. Additional driveway to front of garage.



GROUND FLOOR
955 sq.ft. (88.7 sq.m.) approx.



THREE BEDROOM BUNGALOW
TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 restuarants 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.

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