

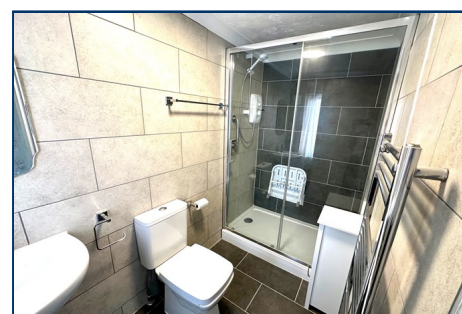
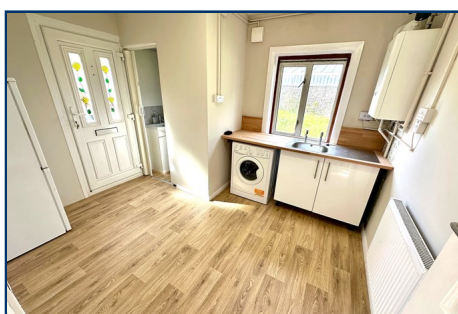
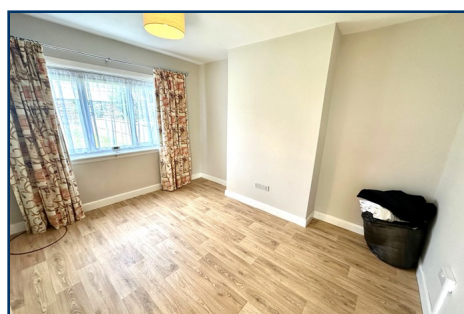


**IAN WATKINS**  
Estate Agents

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[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Bellscroft Close, Littlehampton, West Sussex, BN17 6EA

**3 BED SEMI-DETACHED HOUSE IN QUIET CUL-DE-SAC WITH NO ONGOING CHAIN**

- Three Bedrooms
- Two Reception Rooms
- Kitchen/Breakfast Room
- Downstairs Cloakroom
- Modern Fitted Shower Room
- Gas Heating
- West Rear Garden
- Off Road Parking

**£279,995 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom semi-detached family home in Littlehampton, close to bus services and local school. The accommodation features lounge and dining room, kitchen/breakfast room, cloakroom and modern shower room/WC. Outside features West facing secluded rear garden, front garden and off road parking. Other features include gas heating and no ongoing chain. Viewing recommended.

Accommodation in brief comprises:

### **COVERED ENTRANCE**

Front door to -

### **ENTRANCE HALL**

Window, radiator, under stairs storage cupboard with meters.

### **LOUNGE - 3.76m x 3.3m (12' 4" x 10' 10")**

This room overlooks the West facing garden via window, radiator, flat ceiling.

### **DINING ROOM - 3.35m x 3.05m (11' x 10')**

Window, radiator, fire surround with fitted gas fire, flat ceiling.

### **KITCHEN/BREAKFAST ROOM - 3.4m x 2.77m (11' 2" x 9' 1")**

Comprising single drainer stainless steel sink unit with cupboards under, work top surface adjacent with space and plumbing for washing machine, wall mounted Ideal gas fired boiler supplying domestic hot water and central heating, space for tall fridge/freezer, electric and gas cooker points, window, radiator, flat ceiling, double glazed door leading to the side and rear garden, door to -

### **DOWNSTAIRS CLOAKROOM**

With low level WC, wash hand basin with cupboard under, frosted window.

**FROM THE ENTRANCE HALL, STAIRS LEADING TO -**

### **FIRST FLOOR LANDING**

### **BEDROOM ONE - 3.2m x 3.05m (10' 6" x 10')**

Window, two fitted wardrobes with hanging rail, radiator, coved and textured ceiling.

### **BEDROOM TWO - 3.78m x 2.08m (12' 5" x 6' 10")**

Window, two fitted wardrobes, coved and textured ceiling, radiator.

### **BEDROOM THREE**

Window, coved and textured ceiling.

### **MODERN SHOWER ROOM/WC**

Comprising step-in shower cubicle, low level WC, pedestal wash hand basin, attractive tiled walls, tiled floor, heated towel rail, frosted window.

### **OUTSIDE**

#### **REAR GARDEN**

The rear garden is West facing and offering a good degree of seclusion to the rear, laid to lawn.



#### **FRONT GARDEN**

Laid to lawn, path leading to the front door and side of the property.

#### **PAVED AREA FOR OFF ROAD PARKING**

**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

**Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD**

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.