



Total Area: 1533 ft² ... 142.4 m² (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 illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2024

54 Watersmead Drive, Littlehampton
West Sussex BN17 6GH
£400,000 (Freehold)

Glyn-Jones



Council Tax Band: D
Energy Efficiency Rating: C
Tenure: Freehold
Estate Fee: Approx: £210.00pa (2024)

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
 01903 770095
 rustington@glyn-jones.com

It is our pleasure to present this well-appointed, three-storey, end terraced house to the market, boasting the notable feature of a beautifully landscaped and southerly facing rear garden.

Constructed by reputable local builders, Hargreaves, this deceptively spacious home offers ideal family-oriented accommodation.

Briefly described, the room configuration comprises; four bedrooms, two of which benefit from en suite shower rooms; a generous sized living room, with 'French' style doors that enable access to a conservatory; stylish fitted kitchen/breakfast room, with feature bay window; family bathroom, with modern white suite; and a ground floor cloakroom.

Outside, the aforementioned rear garden is well-enclosed and easily maintained having been laid to a combination of artificial grass and striking porcelain paving tiles. Additionally, there is a secure side access gate, as well as a rear door into an adjoining garage with pitched roof, power, light and an 'up & over' door'.

Further benefits include off-road parking for two+ vehicles; an open plan front garden; gas central heating; uPVC double glazing; and an extensive array of built-in storage cupboards.

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54 Watersmead Drive, Littlehampton, West Sussex BN17 6GH

£400,000



Watersmead Drive is conveniently situated within only approx. 1.25-miles of Rustington's comprehensive village centre, with its considerable variety of useful amenities, whilst Littlehampton town centre, with shopping precinct and mainline railway station, can be found in approximately 2 miles. The seafront is also located within 2 miles' distance.

Notably, the location is within catchment to the popular Summerlea CP School, as well as being within very close proximity to a useful convenience store and fuel station. The renowned 700 bus service also stops near the entrance to the road, whilst the delightful Brookfield Park encompassing children's play areas, picturesque lake, and glorious nature trails, is found within only a few hundred meters of the property.



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