



44 Davits Drive, Littlehampton BN17 6RU  
**£320,000 Freehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **3 Bedroom Semi Detached House**
- **Long Private Drive**
- **Refitted Modern Kitchen & Bathroom**
- **Open Plan Lounge/Dining Room**
- **Gas Central Heating & Double Glazing**
- **Internal Viewing Recommended**
- **Good Size Established Garden**
- **Council Tax Band - 'C'**
- **EPC Rating : 'D'**

Discover this beautifully modernised three-bedroom semi-detached house, perfectly positioned in a sought-after residential area between Rustington Village and Littlehampton town. Immaculately presented throughout, the property boasts a re-fitted, contemporary kitchen complete with integrated appliances, ideal for both everyday family life and entertaining guests.

Step into a spacious open plan lounge /dining room which offers an inviting and comfortable atmosphere. The modern, fully tiled bathroom is finished in elegant white, featuring a shower over the bath for convenience and style. Enjoy both warmth and energy efficiency thanks to efficient gas central heating and double glazing throughout the home.

Outside, the established, generously sized rear garden provides a delightful retreat for outdoor relaxation and summer gatherings. To the front, a private drive easily accommodates two cars, ensuring stress-free parking for family and visitors alike.

Perfectly located, this inviting home is within easy reach of a regular bus route and only a short walk from Southfields recreation ground, ideal for families and those who appreciate access to green open spaces. Residents will also benefit from being situated between the charming amenities of Rustington Village and the vibrant seaside town of Littlehampton, offering a wealth of shops, cafes, schools, leisure facilities and of course the seafront, river and promenade.

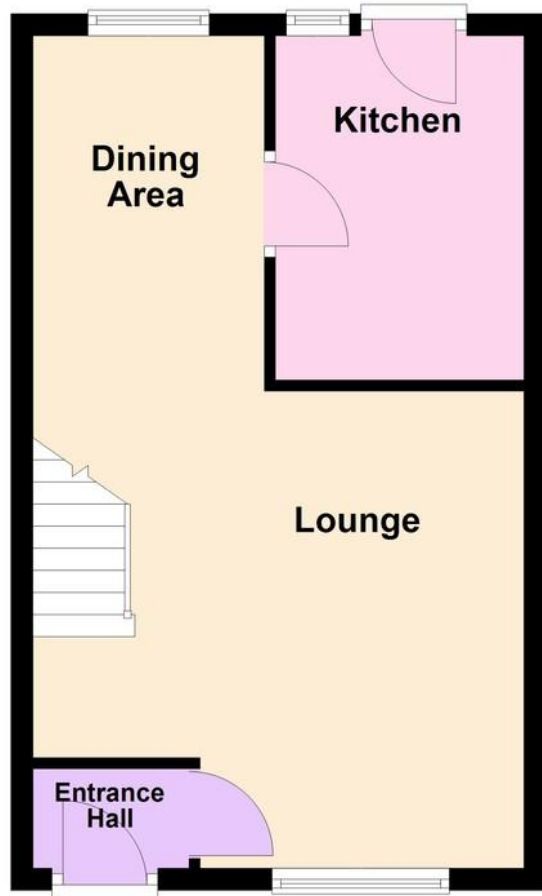
This exceptional property represents a fantastic opportunity for buyers seeking a modern, move-in ready home in this popular part of West Sussex. Arrange your viewing today to experience everything this superb home and location have to offer.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



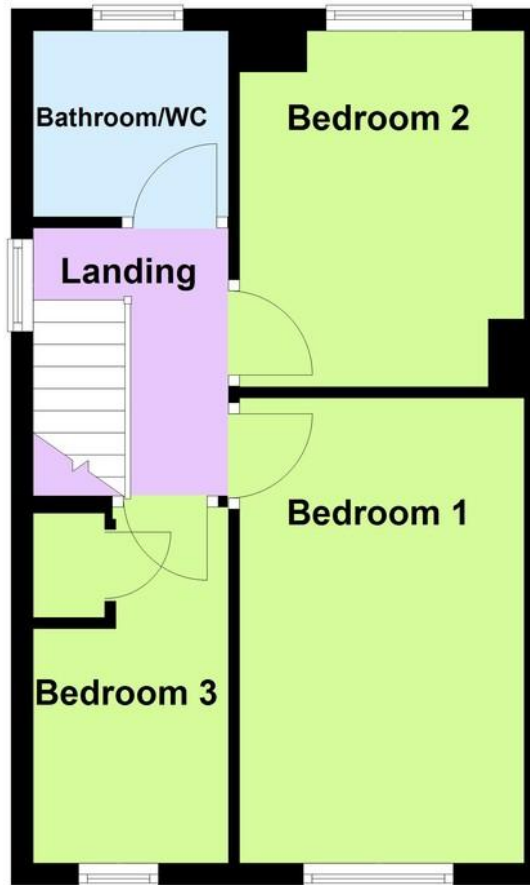
## Ground Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



## First Floor

Approx. 33.6 sq. metres (362.0 sq. feet)



## ENTRANCE HALL

## LOUNGE

14' 7" x 14' 2" (4.44m x 4.32m)

## DINING AREA

8' 10" x 7' 2" (2.69m x 2.18m)

## KITCHEN

8' 10" x 7' 1" (2.69m x 2.16m)

## BEDROOM 1

13' 7" x 8' 4" (4.14m x 2.54m)

## BEDROOM 2

10' 7" x 8' 4" (3.23m x 2.54m)

## BEDROOM 3

7' 3" x 6' (2.21m x 1.83m)  
minimum

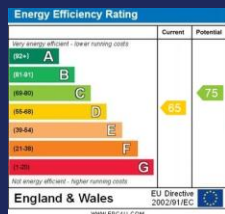
## BATHROOM/WC

## LONG PRIVATE DRIVE

FEATURE ESTABLISHED REAR  
GARDEN

OPEN PLAN FRONT GARDEN

Total area: approx. 67.3 sq. metres (724.0 sq. feet)



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