



3 Hollyhock Way, Littlehampton – BN17 6UJ

Guide Price £535,000 | Freehold

Stunning remodelled open-plan kitchen/dining space • Sought-after Marlborough Place development • Five bedrooms with two ensuite shower rooms • Impressive family home arranged over two floors • Versatile study/playroom from garage conversion • Separate lounge plus conservatory extension • Utility room, cloakroom & useful storage space • Low-maintenance west-facing rear garden perfect for entertaining



Situated within the ever-popular Marlborough Place development, this superb detached family home has been thoughtfully remodelled to create a stunning contemporary living space perfectly suited to modern family life. The true heart of the home is the striking open-plan kitchen/dining room, an impressive entertaining space that is sure to wow family and friends alike, with access through to the conservatory and out onto the low-maintenance west-facing rear garden. The ground floor further benefits from a separate lounge, ideal for cosy evenings and quieter relaxation, alongside a utility room, downstairs cloakroom and a versatile additional reception room created from the garage conversion, perfect for use as a study, playroom or games room whilst still retaining a practical storage area to the front.

Upstairs, the property offers five well-proportioned bedrooms, making it an excellent choice for growing families. The principal bedroom benefits from an ensuite shower room, whilst a second bedroom also enjoys ensuite facilities, in addition to the modern family bathroom serving the remaining bedrooms. Combining generous and flexible accommodation with stylish presentation throughout, this impressive home is ideally positioned within one of the area's most sought-after developments.

This is an ideal home only a short distance from the ever-popular Rustington village centre, with its excellent range of independent shops, cafés, amenities, and eateries. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Kitchen/Dining Room

26' 10" x 11' 7" (8.18m x 3.53m)

Living Room

18' 1" x 10' 11" (5.51m x 3.33m)

Study/Play Room

12' 10" x 7' 11" (3.91m x 2.41m)

Bedroom 1

12' 2" x 11' 6" (3.71m x 3.51m)

Bedroom 2

11' 6" x 10' 8" (3.51m x 3.25m)

Bedroom 3

16' 7" x 8' 8" (5.06m x 2.64m)

Bedroom 4

11' 7" x 8' 10" (3.53m x 2.69m)

Bedroom 5

8' 9" x 6' 7" (2.67m x 2.01m)

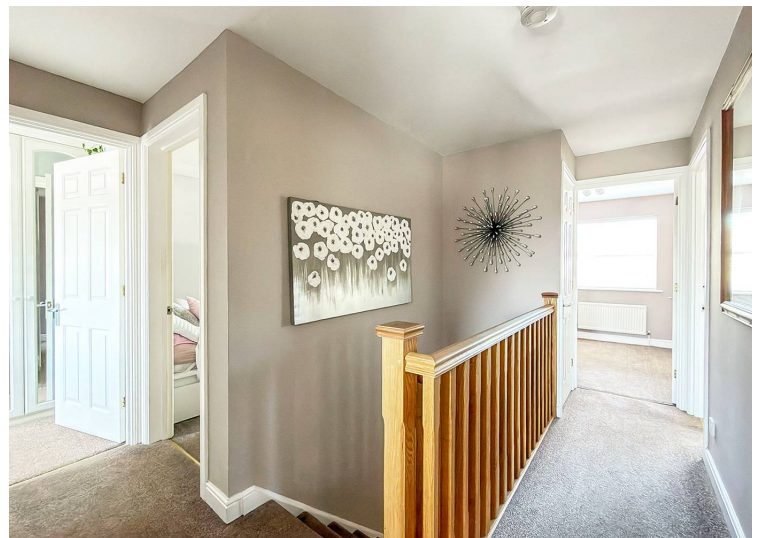
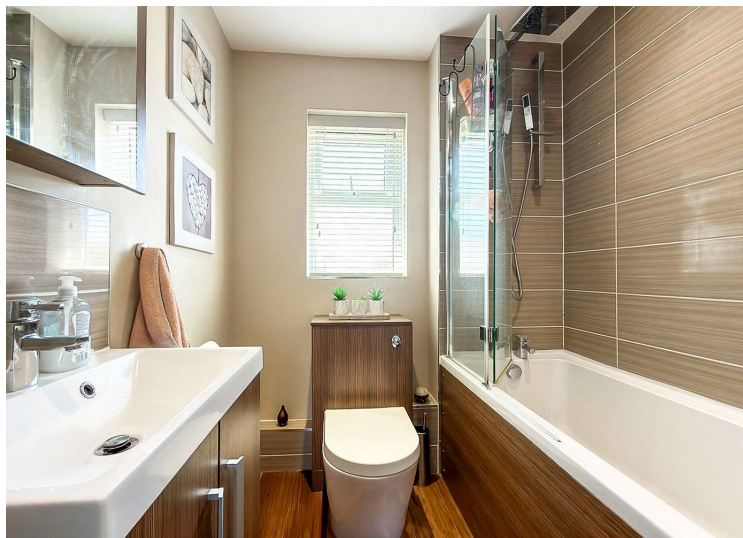
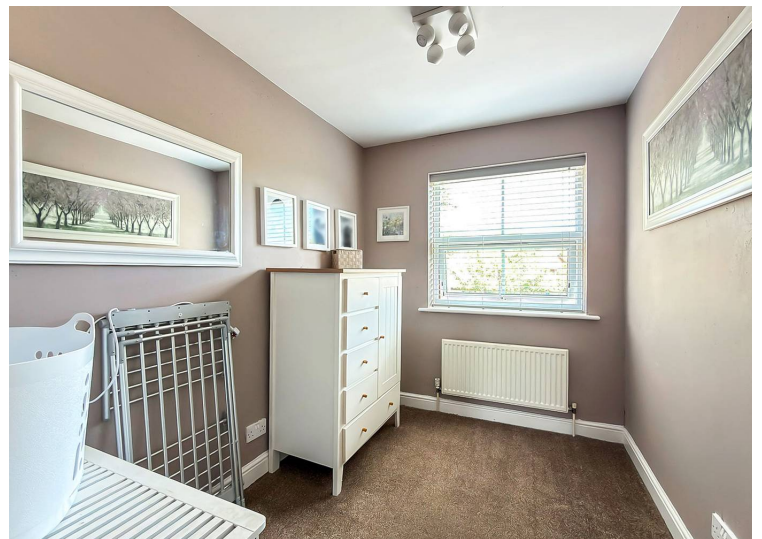
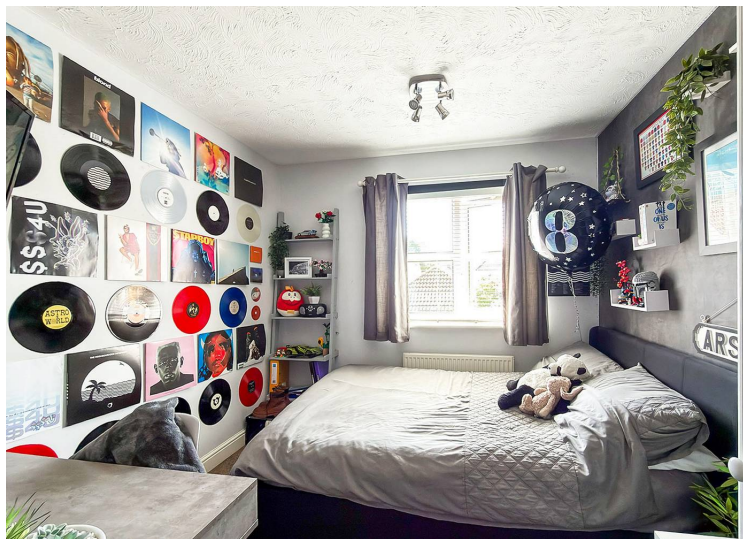
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Bathroom

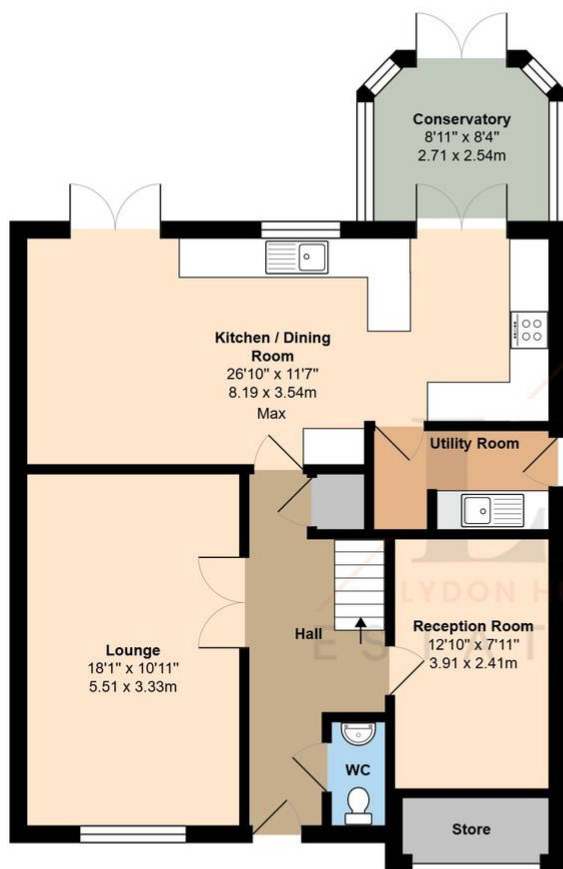
Conservatory

8' 11" x 8' 4" (2.72m x 2.54m)

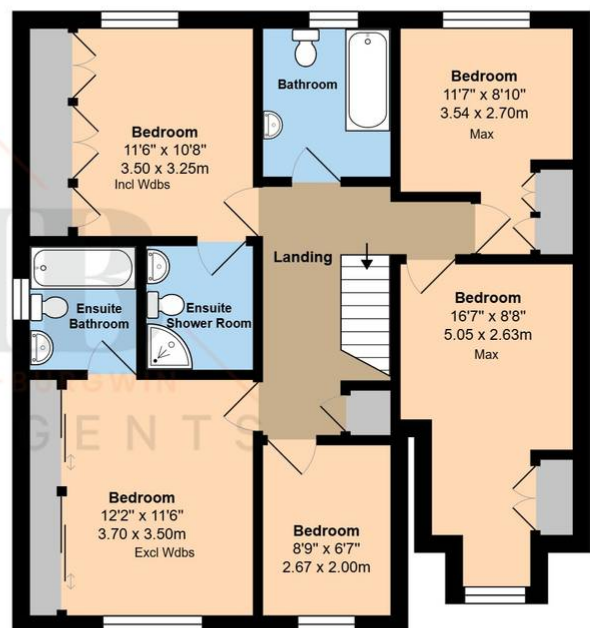








Ground Floor



First Floor

Total Area: 1612 ft² ... 149.8 m² (Excluding Store)

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.
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