



## 49 Parkside Avenue, Littlehampton – BN17 6BJ

£325,000 Freehold

Chain free two bedroom semi detached bungalow, ideal for downsizers • Two double bedrooms, bright lounge and dining room with south facing windows • Separate kitchen, shower room, well balanced layout • Low maintenance private rear garden with garage accessed from the garden • Sought after Parkside Avenue location, close to local shops, transport links and within walking distance of the seafront



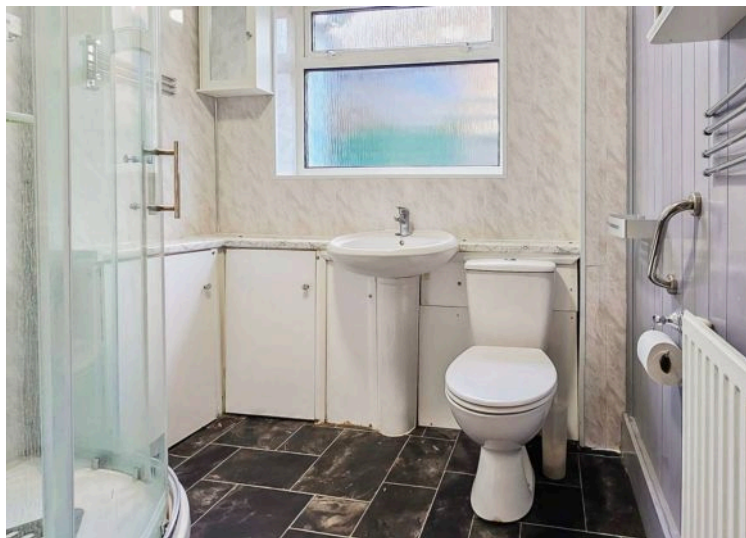
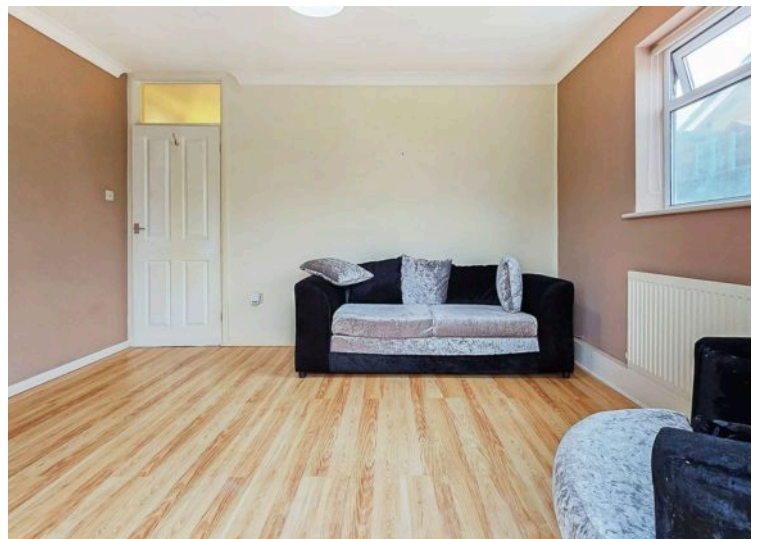


Offered to the market chain free, this two bedroom semi detached bungalow provides comfortable, well laid out accommodation and is ideally suited to those looking to downsize without compromising on space or location.

With two double bedrooms, a generous living area, private garden and garage, this is a practical and appealing home in a highly popular residential setting. Upon entering the property, there is a small enclosed porch which leads through into the spacious lounge and dining room. This is a bright and welcoming space, offering ample room for both seating and a dining table. Large south facing windows allow plenty of natural light to fill the room throughout the day, creating a warm and airy feel. The separate kitchen leads directly off the lounge, making the layout both practical and sociable. Both bedrooms are positioned to the rear of the property, providing a quieter aspect. Each is a well proportioned double room, with the main bedroom benefiting from built in wardrobes. The shower room is fitted with a corner shower, white suite and modern aqua panelling. The kitchen is fitted with grey shaker style units, generous worktop space, an oven and gas hob, with additional white goods free standing.

Outside, the rear garden is designed for low maintenance living, mainly paved with established shrubs and planting adding colour and interest. The garage is accessed from the rear garden, providing secure parking or excellent storage. Parkside Avenue is a sought after residential road, known for its convenient location and varied mix of properties. The area is particularly popular due to its easy access to local bus routes, a nearby parade of shops and equal distance to both Littlehampton and Rustington village centres. The seafront is also within comfortable walking distance, approximately 17 minutes away.









**Bedroom 1**

10' 8" x 14' 9" (3.26m x 4.49m)

**Bedroom 2**

11' 1" x 12' 8" (3.39m x 3.85m)

**Kitchen**

8' 1" x 13' 0" (2.46m x 3.97m)

**Lounge / diner**

15' 3" x 16' 2" (4.65m x 4.93m)

**Wc**

Council Tax band: C

Tenure: Freehold

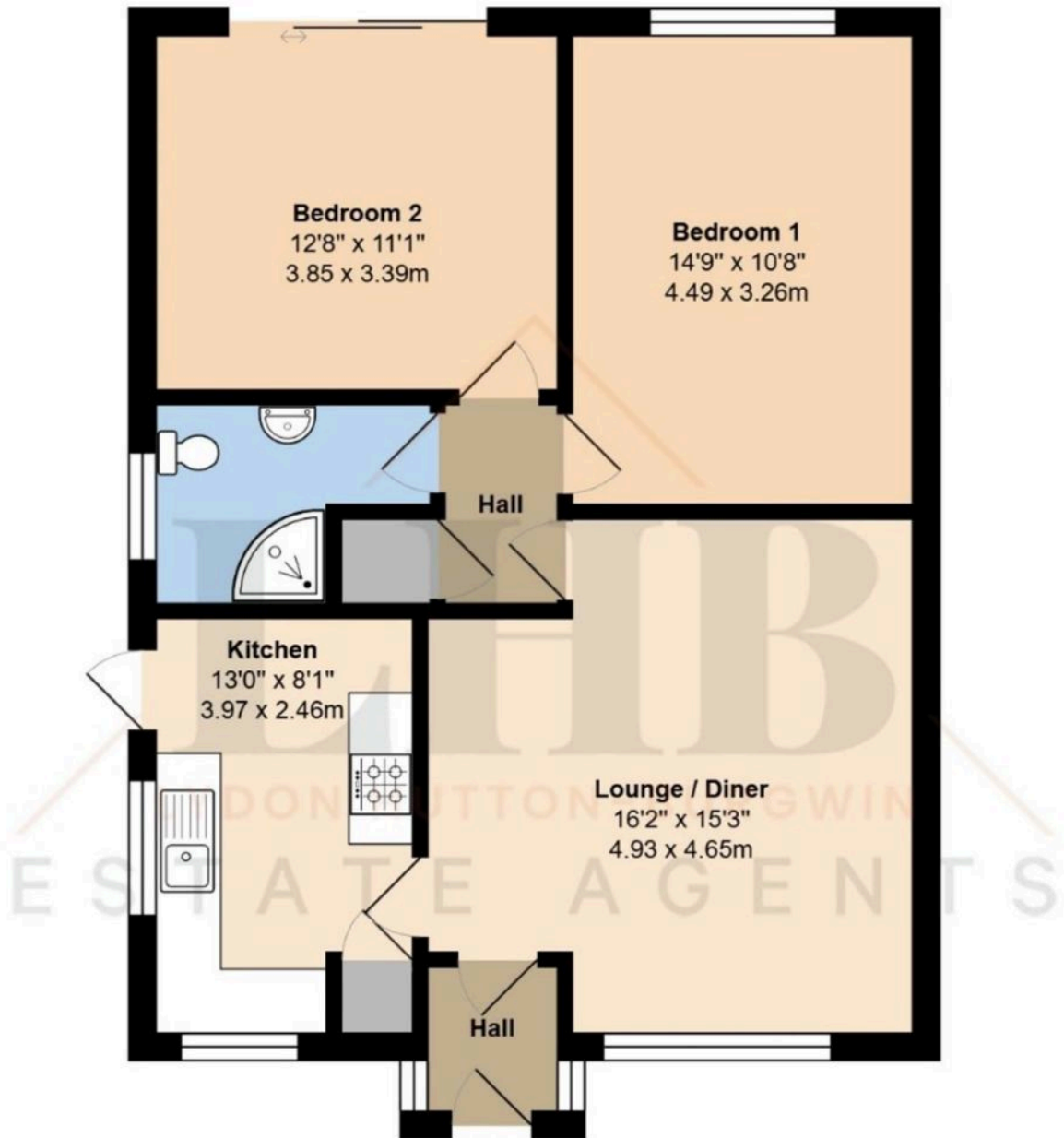
EPC Energy Efficiency Rating:











Total Area: 760 ft<sup>2</sup> ... 70.6 m<sup>2</sup>

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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