



- 3 BEDROOM FAMILY HOME
- 23' 9" LOUNGE/DINER
- 12' CONSERVATORY / SUNROOM
- SOUTH & WEST FACING GARDENS
- GARAGE IN NEARBY BLOCK
- NO ONGOING CHAIN



1 Laburnum Walk
 Littlehampton BN16 3QW

£300,000

A spacious three bedroom, end of terrace, family home. Situated in the popular residential location of Rustington and being close to local shops, amenities and a bus stop. Accommodation comprises of an entrance hall, 23ft9 lounge/diner, modern fitted kitchen and a 12ft West facing brick base conservatory/sunroom. To the first floor are three bedrooms and a shower room. Outside there is a feature, wrap around garden, and a garage. Internal viewing is strongly recommended to appreciate it fully. Being offered for sale with no ongoing chain.

Entrance Hall

Double glazed front door. Double glazed windows to the front and side. Under stairs storage cupboard. Wall mounted heater.

Lounge/Diner 23' 9" x 10' 10" Narrowing to 9' 0" (7.23m x 3.30m)

Double glazed window to the front. Glazed sliding door leading to the sunroom. Electric coal effect fire with stone surround and timber hearth and mantle.

Kitchen 8' 4" x 8' 0" (2.54m x 2.44m)

Double glazed window to the side and rear. Roll edge worktops with inset single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Fitted double oven. Four ring hob with extractor unit over. Space and plumbing for a washing machine and dishwasher. Space for a fridge freezer.

Conservatory / Sunroom 12' 0" x 7' 10" (3.65m x 2.39m)

Brick base with a double glazed door leading to the garden. Double glazed windows to the side and rear. Wall mounted heater.

First Floor Landing

Airing cupboard. Loft access.

Bedroom 1 13' 3" x 10' 2" (4.04m x 3.10m)

Double glazed window to the front.

Bedroom 2 10' 10" x 9' 1" (3.30m x 2.77m)

Double glazed window to the rear.

Bedroom 3 10' 4" x 6' 9" (3.15m x 2.06m)

Double glazed windows to the front and side. Fitted wardrobe cupboard.

Family Bathroom 8' 0" x 5' 6" (2.44m x 1.68m)

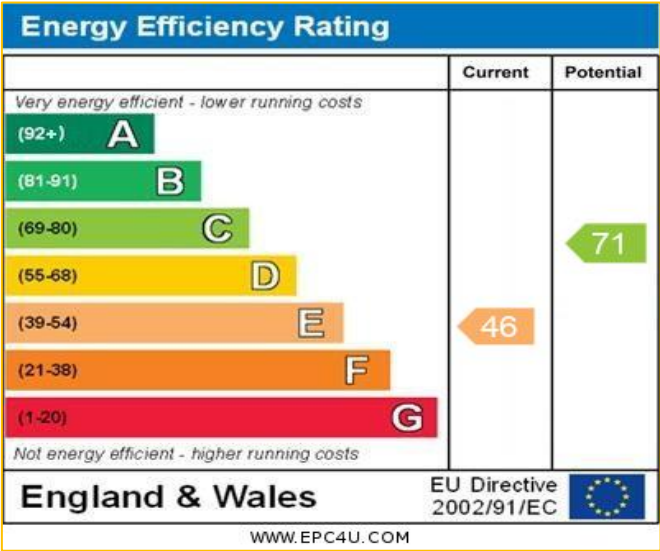
Part tiled with a double glazed window to the rear. Shower cubicle with wall mounted shower controls. Low level WC. Wash hand basin with vanity cupboard below.

Garage

Situated in a nearby block with an up and over door. The garage has had the door replaced and new roof.

Gardens

Wrap around gardens split into two sections with an enclosed private area to the rear of the property with side access, a paved patio and a lawn with mature shrub borders. To the front and side there are additional areas on lawn with established bushes and shrubs.



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Approximate Gross Internal Area = 87.7 sq m / 944 sq ft

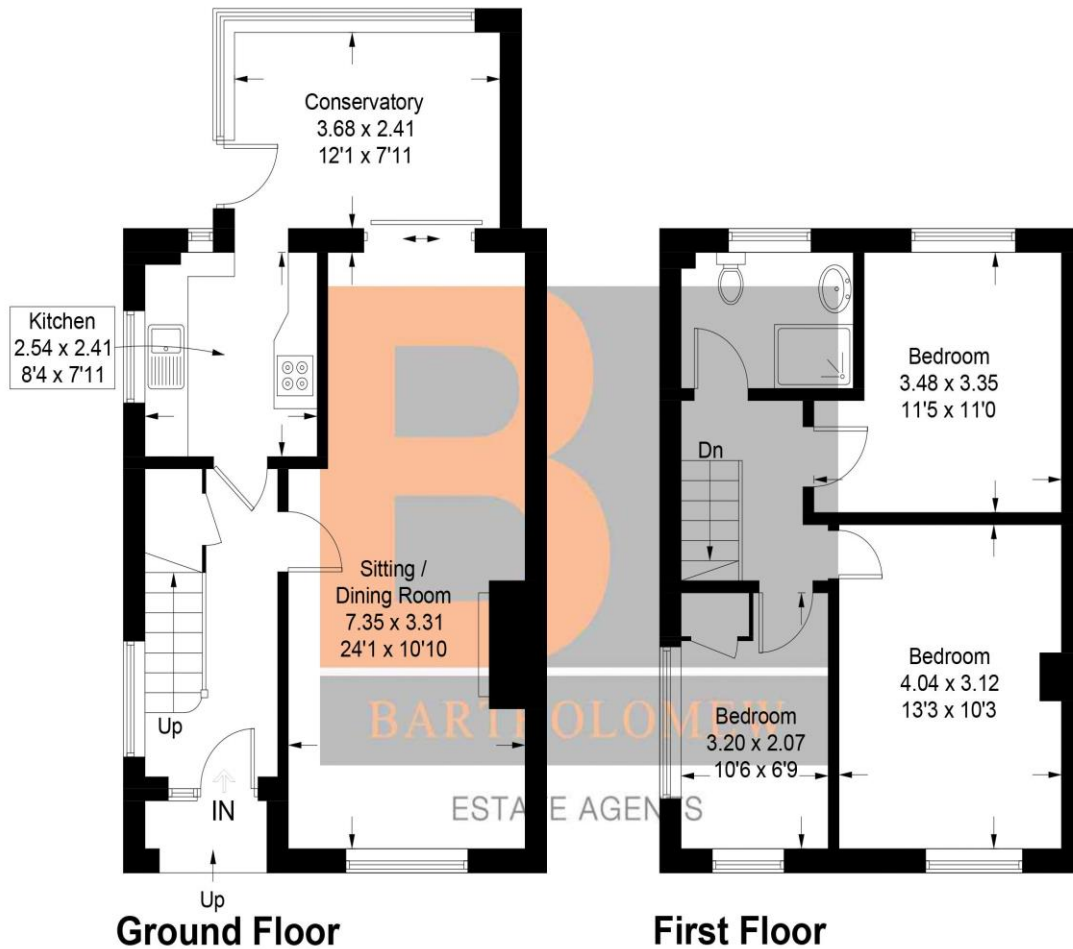


Illustration for identification purposes only, measurements are approximate, not to scale.
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