



49 Parkside Avenue, Littlehampton – BN17 6BJ

OFFERS OVER £300,000 | Freehold

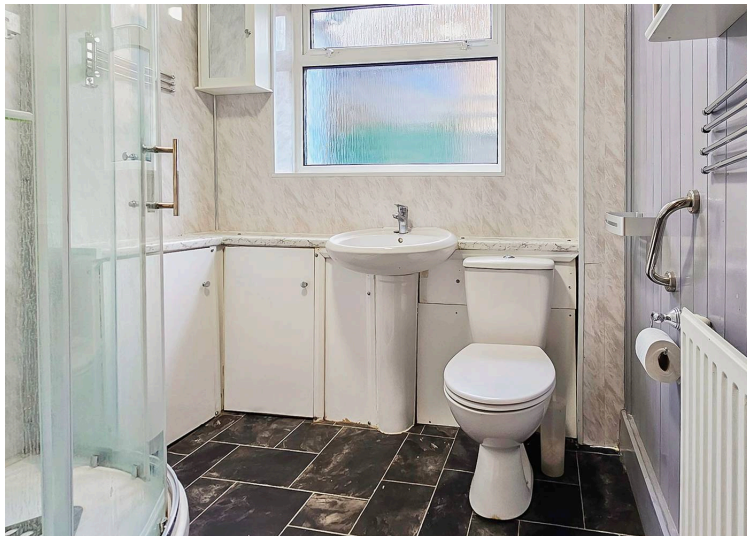
Chain free bungalow in a highly sought after coastal location • Two well proportioned double bedrooms • Excellent opportunity to update and personalise • Spacious south facing lounge and dining room filled with natural light • Kitchen with scope for improvement or reconfiguration • Private low maintenance rear garden with established planting • Garage providing useful storage or parking • Close to Mewsbrook Park, local amenities and within walking distance of the beach



CHAIN FREE. A fantastic opportunity to acquire a two bedroom semi detached bungalow in a highly desirable coastal location, just moments from Mewsbrook Park and within easy walking distance of the beach. Requiring primarily cosmetic updating, the property offers an exciting chance to put your own stamp on a well proportioned home and create something truly personal. With a practical layout and plenty of natural light, it is an ideal project for buyers looking to enhance and personalise.

The accommodation is well arranged, with a spacious lounge and dining room at the heart of the home, featuring large south facing windows that create a bright and airy feel. The adjoining kitchen offers scope for improvement or reconfiguration to suit modern living. Both bedrooms are comfortable doubles positioned to the rear, with the main bedroom benefiting from built in wardrobes, while the shower room is fitted with a white suite and presents potential for updating.

Outside, the rear garden is private and low maintenance with established planting, offering a pleasant space that could be further enhanced. The garage provides useful storage or parking. Parkside Avenue is a sought after location with easy access to local shops, transport links and the amenities of both Littlehampton and Rustington, while the seafront is approximately a 17 minute walk away. A superb opportunity to create a lovely home in a fantastic coastal setting.





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

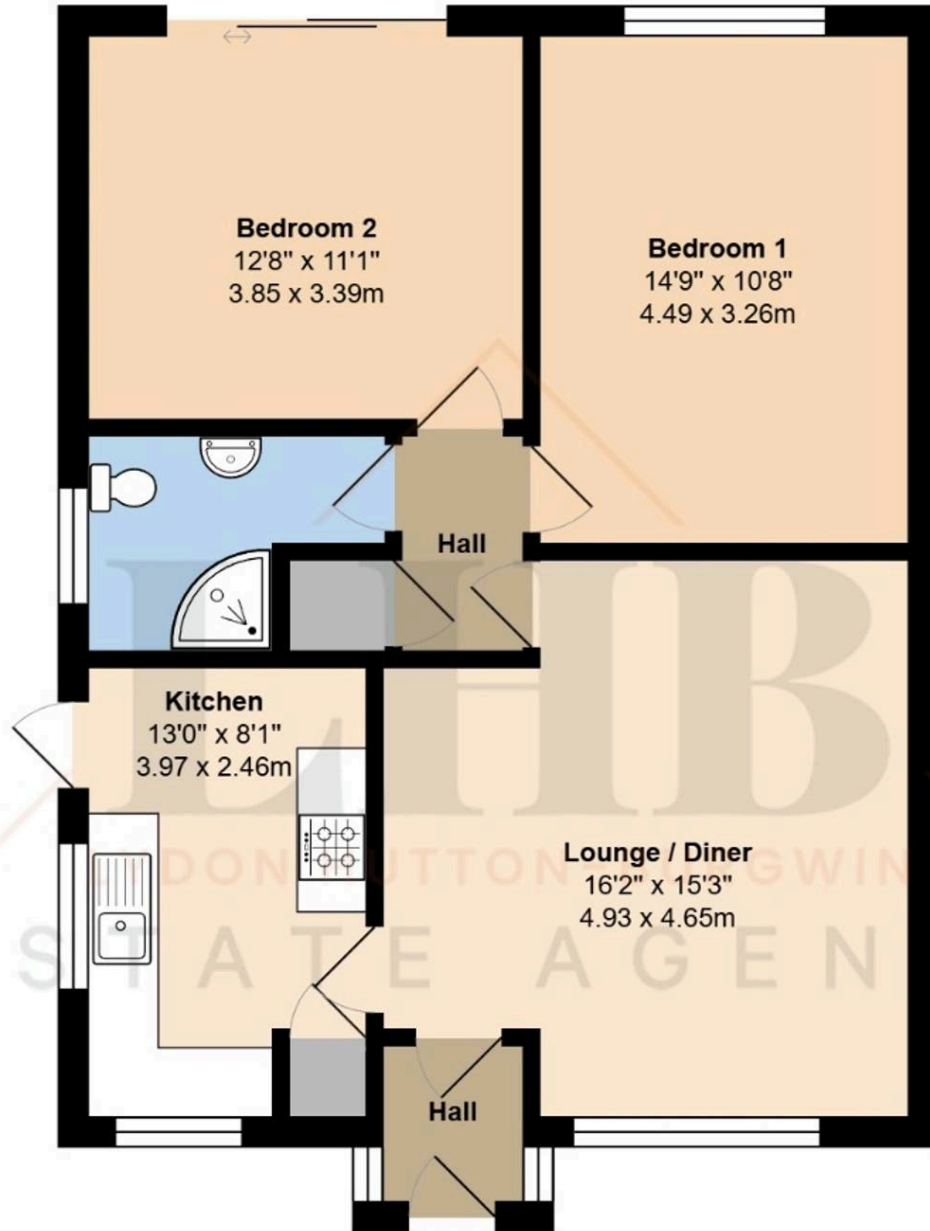
EPC Energy Efficiency Rating: C



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Total Area: 760 ft² ... 70.6 m²

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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