

52 Windward Close, Littlehampton BN17 6QX

£279,000 Freehold

HAWKE & METCALFE
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Semi Detached Bungalow**
- **No Onward Chain**
- **2 Double Bedrooms**
- **Conservatory**
- **Refitted Shower Room/WC**
- **Good Size Rear Garden**
- **Garage**
- **Council Tax Band - 'C'**
- **EPC Rating: D**







Nestled in a quiet cul-de-sac between the vibrant village of Rustington and Littlehampton town, this charming semi-detached bungalow offers an ideal blend of comfort and convenience. The property is perfect for those seeking single-level living in a peaceful yet accessible location.

Stepping inside, you will find two spacious double bedrooms, providing ample room for relaxation or guest accommodation. The bungalow benefits from a bright and airy conservatory, inviting natural light and offering a tranquil spot to enjoy garden views all year round. The feature rear garden is generously sized and perfect for outdoor entertaining, gardening enthusiasts, or simply unwinding in your own private oasis.

This home is ready to move into, with no onward chain to slow you down. Double glazing throughout ensures warmth and quiet, complemented by gas central heating with a new boiler installed in 2025 providing peace of mind and energy efficiency for years to come. The modern shower room and well-proportioned living spaces make the property both comfortable and functional.

Parking is available outside the front of the property and there is a garage to the rear. For those who rely on public transport, excellent bus routes are nearby, connecting you easily to surrounding areas.

Set in the sought-after Littlehampton area of West Sussex, this property places you moments from both the amenities of Rustington and the seaside attractions of Littlehampton. Local shops, cafes, coastal walks, and leisure facilities are all within easy reach, making this an exceptional opportunity for a relaxed lifestyle.

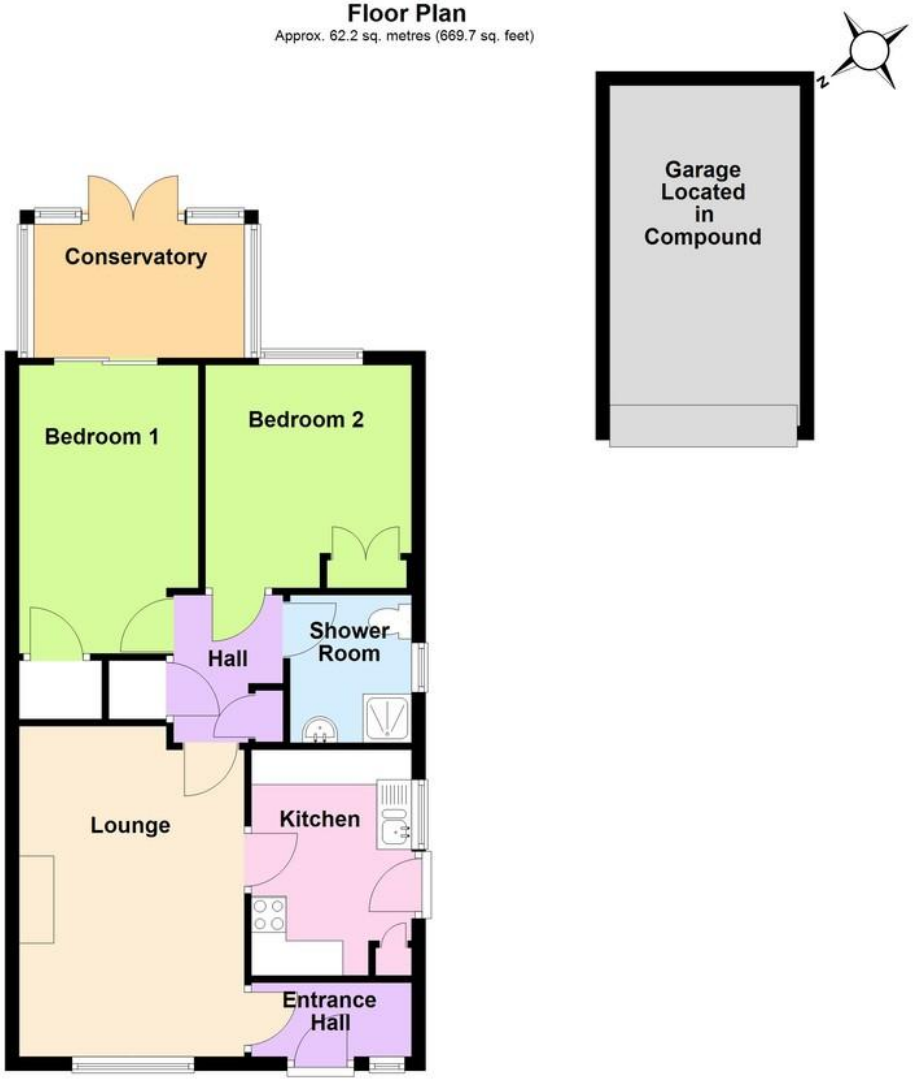
Arrange your viewing today to fully appreciate all this delightful bungalow has to offer.

Should a purchaser/s have an offer accepted on a property marketed by Hawke and Metcalfe, they will be required to complete an identity verification check to comply with the Anti-Money Laundering Regulations. A non-refundable fee of £45 (plus VAT) per purchaser is payable in advance before sales memorandum is issued.

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.

Floor Plan

Approx. 62.2 sq. metres (669.7 sq. feet)



Total area: approx. 62.2 sq. metres (669.7 sq. feet)

ENTRANCE HALL

LOUNGE
15' 7" x 10' 8" (4.75m x 3.25m)

KITCHEN
10' 8" x 7' 8" (3.25m x 2.34m)

SHOWER ROOM/WC

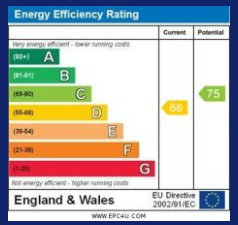
CONSERVATORY
10' 2" x 6' 4" (3.1m x 1.93m)

BEDROOM 1
13' 7" x 8' 6" (4.14m x 2.59m)

BEDROOM 2
10' 6" x 9' 9" (3.2m x 2.97m)

GOOD SIZE GARDEN

GARAGE



The Property Ombudsman

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