



Hinchcliff Drive, Littlehampton, West Sussex, BN17

Guide Price **£345,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Beautifully presented three-bedroom modern home, built circa nine years ago
- Offered in superb order throughout with a clean, contemporary finish
- Benefitting from the remainder of the NHBC warranty for added peace of mind
- Spacious front aspect lounge with useful understairs storage
- Impressive open-plan kitchen/dining room with integrated appliances and garden access
- Principal bedroom with modern en-suite shower room
- Two further well-proportioned bedrooms and a stylish family bathroom
- Larger-than-average west-facing rear garden, ideal for afternoon and evening sun
- Off-street parking for two vehicles via a private driveway
- Convenient location close to Tesco, Morrisons, Littlehampton station, excellent road links, and the bustling village of Rustington, with local walks providing easy access to the coast and countryside



A beautifully presented three-bedroom modern home, offered in superb order throughout and benefiting from the remainder of its



Jacobs Steel is delighted to present this beautifully appointed three-bedroom modern home, now approximately six years old, offered to the market in superb order throughout and benefitting from the remainder of its NHBC warranty. The property also enjoys a larger-than-average west-facing garden alongside off-street parking for two vehicles.

The property is entered via a private front door into a welcoming entrance hallway, with stairs rising to the first floor and a useful ground floor cloakroom fitted with a WC and wash hand basin. Positioned to the front, the contemporary lounge is a generous and comfortable living space, measuring 14'4 x 12', with a pleasant outlook and the added benefit of an understairs storage cupboard. This room flows naturally through to the rear, creating a layout well suited to both everyday living and entertaining.

Spanning the width of the rear, the open-plan kitchen/dining room forms the heart of the home. Fitted with modern high-gloss wall and base units, integrated appliances and ample worktop space, it offers both style and practicality. There is excellent space for a large dining table, while double glazed doors open directly onto the garden, allowing natural light to flood in and creating a seamless connection between inside and out.

To the first floor are three well-proportioned bedrooms, all presented to an excellent standard. The principal bedroom benefits from a modern en-suite shower room with a walk-in shower, WC and wash hand basin. The remaining bedrooms are served by a contemporary family bathroom fitted with a bath, WC and wash hand basin, finished in a clean, neutral style.

Externally, the property continues to impress. To the front, there is a driveway providing off-street parking for two vehicles, alongside a neatly maintained lawn with hedge border. The rear garden is a particular feature—being larger than average for the development and enjoying a favourable west-facing aspect, capturing the afternoon and evening sun. Designed for ease of maintenance, it offers a generous Indian sandstone patio ideal for outdoor dining, with an artificial lawn beyond creating a private and usable space throughout the year.

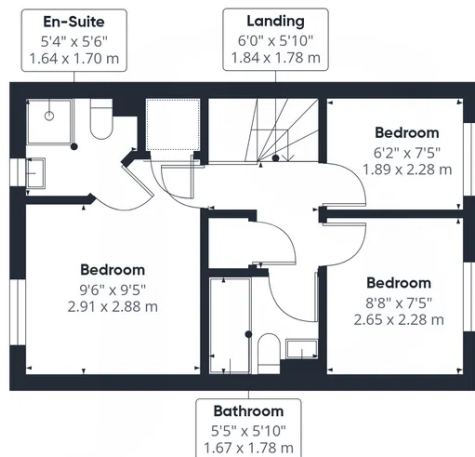
Situated within a well-regarded modern development, the property is ideally positioned around one mile north of Littlehampton town centre. A range of local amenities are close at hand, including both Tesco and Morrisons supermarkets, while the bustling village of Rustington offers an excellent selection of independent shops, cafés and restaurants, along with a Waitrose and access to the seafront.

Littlehampton mainline railway station provides convenient services along the coast and into London, and excellent road links via the A259 and A27 offer easy access to Worthing, Brighton and Chichester. The area is further enhanced by a network of well-maintained local walks, providing easy access towards both the coastline and surrounding countryside, making this an ideal setting for those seeking a balance of convenience and lifestyle.

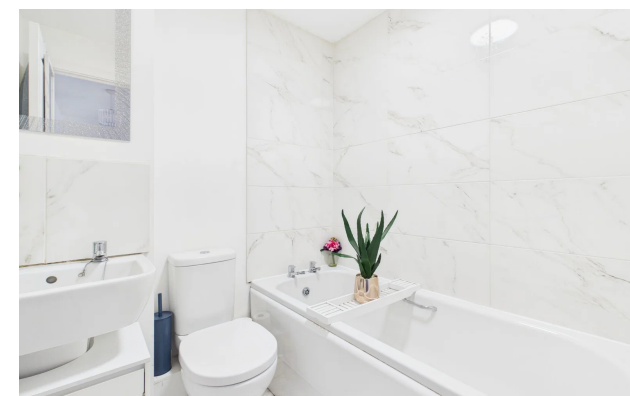




Ground Floor



Floor 1



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.