



Total Area: 1955 ft² ... 181.7 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.
Created by Jtm 2022

Council Tax Band - F
Energy Efficiency Rating - E

Glyn-Jones

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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

1 Maltravers Drive, Littlehampton West Sussex BN17 5EY 'Offers Over' £650,000

Glyn-Jones



Available for the first time since 1944 is this substantial detached family house situated within one of Littlehampton's most **desirable locations**.

The accommodation to the ground floor comprises; a large entrance porch which leads into a 23ft8' entrance hall, two reception rooms (both with feature bay windows), a kitchen/breakfast room and a shower room. To the first floor there are, four good sized bedrooms, a bathroom with a freestanding ball claw bath, separate WC and stairs leading up to a fully boarded loft room.

The property offers a **wealth of charm** with many original features, including exposed floorboards and picture rails and has been well maintained but could use some updating. The layout can be flexible, allowing the potential for a ground floor bedroom with an en-suite if required.

Externally, there is a stunning, secluded rear garden which is laid to lawn with a large shed, air raid shelter and WC. The garden is enclosed by mature hedging and has access leading to the front. The front garden is laid to lawn with flower beds with a shingled driveway for several vehicles which leads up to a detached garage.

Additional attributes are gas fired central heating and partial double glazing. No forward chain.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

1 Maltravers Drive, Littlehampton, West Sussex BN17 5EY
‘Offers Over’ £650,000



Maltravers Drive is one of Littlehampton's most **desirable locations**, situated adjacent to grass tennis courts, and providing access to beach and seafront greensward. Local amenities are all within close proximity, including Littlehampton's new 'Wave' leisure centre and swimming pool, seafront cafes and watersports.

The town centre with mainline railway station is approximately half a mile and Littlehampton's 18 hole links golf course can be found on the west side of the River Arun, along with West Beach sand dunes and marine conservation area.



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time since 1944.....

