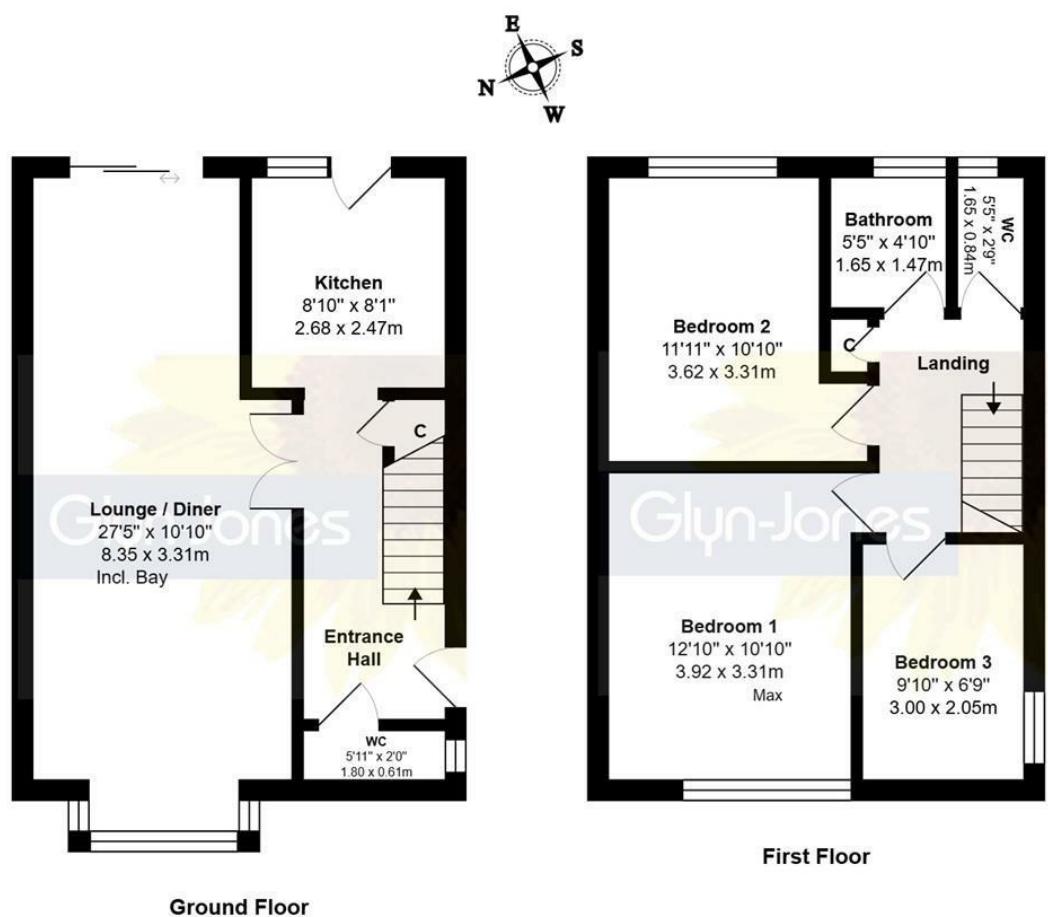


# 74 The Winter Knoll, Littlehampton BN17 6NQ

£345,000 - Freehold



TENURE - Freehold

Council Tax Band: C  
Energy Performance Rating:

AGENTS 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.

WITH OVER...



Glyn-Jones & Company  
Rustington Office Sales  
01903 770095  
rustington@glyn-jones.com

- End Terraced House
- Three Bedrooms
- Approx. 27th Lounge/Dining Room
- Kitchen
- Bathroom & Separate First-floor WC
- Ground Floor Cloakroom
- uPVC Double Glazing
- Well-enclosed Rear Garden
- Garage in Compound
- EER:

This end terraced house is pleasantly situated within a popular residential location, approximately equidistant (1-mile) to both Rustington village and Littlehampton town centres.

Briefly described the spacious accommodation comprises; three bedrooms; a generous sized lounge/dining room; kitchen; modern fitted bathroom, with adjacent separate WC; and a ground floor cloakroom.

Outside, there is a well-enclosed rear garden laid to a combination of lawn and paving, surrounded by well-stocked borders. There is also secure gated access from the side, as well as a covered potting area on the approach to an adjoining timber storage shed.

Additional benefits include; gas central heating on the ground floor, with electric heating on first floor; uPVC double glazing; contemporary oak effect flooring through the ground floor; and a part-board loft space with fitted ladder.

The location of the property enables easy access to a number of useful amenities including; The Littlehampton Academy; a handy convenience store with neighbouring pharmacy; the delightful Mewsbrook Park; all of which can be found in an approximate 1-mile radius. Additionally, the picturesque seafront, with its splendid promenade and extensive array of leisure amenities can be found in an equivalent distance.

Public transport links are close to hand, with a handy local bus service operating along the road, whilst Littlehampton mainline railway station, which provides a regular service to London Victoria, can be found in approximately 1.5-miles.

Littlehampton is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



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