

44 The Winter Knoll, Littlehampton, BN17 6NB Guide Price £280,000









A three bedroom semi detached house being close to shops, schools and local transport services. Briefly the accommodation comprises: porch, entrance hall, lounge, dining room, kitchen, landing, three bedrooms, bathroom and separate/wc. Externally there is a garage, front and rear garden and private driveway with off road parking for 2-3 vehicles to the side. CHAIN FREE. The property is now in need of complete modernisation throughout.



- Semi Detached House
- Three Bedrooms
- Garage
- Private Driveway
- Front and Rear Garden
- CHAIN FREE
- Refurbishment Required













Double glazed door to:

Porch

Door to:

Entrance Hall

Lounge

4.57m x 3.35m (15' x 11)

Dining Room

3.86m x 2.87m (12'8 x 9'5)

Kitchen

2.90m x 2.36m (9'6 x 7'9)

Stairs from entrance hall to:

Landing

Bedroom One

4.62m x 3.38m (15'2 x 11'1)

Bedroom Two

3.89m x 3.35m (12'9 x 11')

Bedroom Three

2.97m x 1.93m (9'9 x 6'4)

Bathroom

1.65m x 1.45m (5'5 x 4'9)

Seperate/wc

Outside

Rear Garden

Front Garden

Driveway

Leading to:

Garage

Tenure and Council Tax Band

Tenure: Freehold

Council tax band: Band C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR 484 sq.ft. (45.0 sq.m.) approx. 1ST FLOOR 468 sq.ft. (43.5 sq.m.) approx.



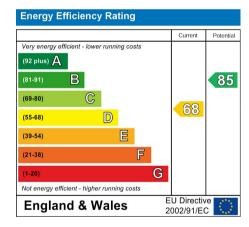
TOTAL FLOOR AREA: 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the flooppian contained here, measurements of doors, windows, rooms and any other teams are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicances shown have no to been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.







