



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

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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

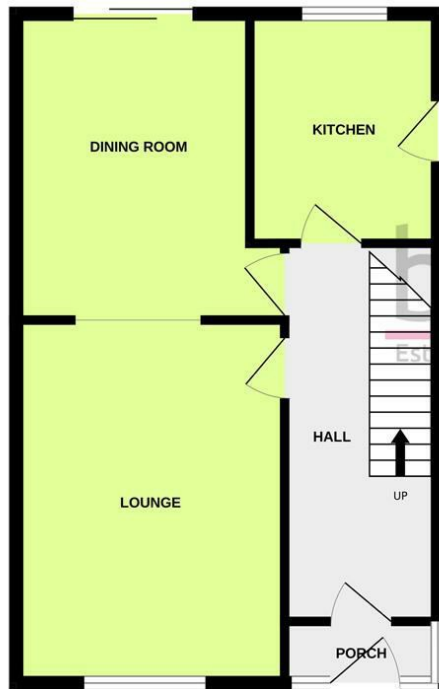
Tenure: Freehold

Council tax band: Band C

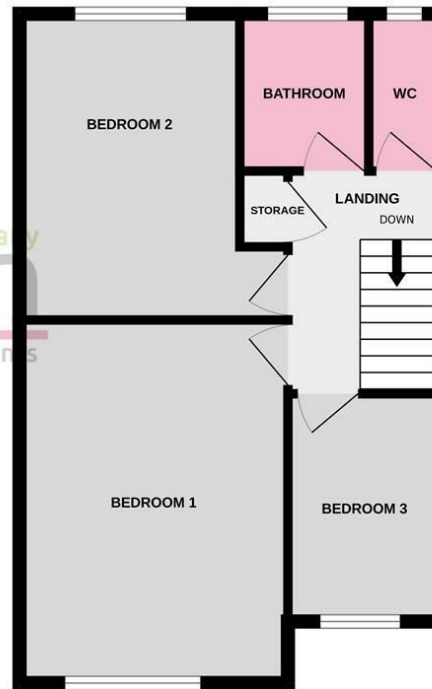
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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