



31a Horsham Road, Littlehampton, BN17 6BZ £244,950

- Spacious Split Level Masionette
- Private Rear Garden
- 13x13 Bedroom Two
- Viewing Highly Recommended To Appreciate Size Of Accommodation

- 20'01 Lounge/Diner
- Allocated Parking Space
- 12'05 x 8'06 Dressing Room/Study

- 13'02 x 11'06 Modern Kitchen/Breakfast Room
- 13'01 x 12'06 Master Bedroom With En-Suite
- 17'00 Dining Hall

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- RECENTLY BACK TO MARKET DUE TO A CHAIN BREAK - Delightful two-bedroom maisonette offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere.

The property features two well-proportioned bedrooms, providing ample space for rest and personalisation. Each room is designed to maximise comfort, making it an ideal retreat after a long day. The bathroom is thoughtfully appointed, ensuring functionality and style for your daily routines.

Littlehampton is known for its picturesque coastal scenery and vibrant community, making this location particularly appealing. Residents can enjoy easy access to local amenities, including shops, parks, and the beautiful beach, all within a short distance. The area is well-connected, offering convenient transport links for those commuting to nearby towns or cities.

This property presents an excellent opportunity for first-time buyers, small families, or those seeking a peaceful retreat by the coast. With its charming features and prime location, this property is not to be missed. Embrace the coastal lifestyle and make this lovely house your new home.



Council Tax Band: D

Tenure: Leasehold



LOUNGE

20'01x18'10 max

KITCHEN

13'02x11'06

BEDROOM 1

13'01x12'06

EN SUITE

7'01x7'00

BEDROOM 2

13'00x13'00

DRESSING ROOM/STUDY

12'05x8'06

DINING HALL

17'00x7'01

FAMILY BATHROOM

7'06x6'03

LEASE

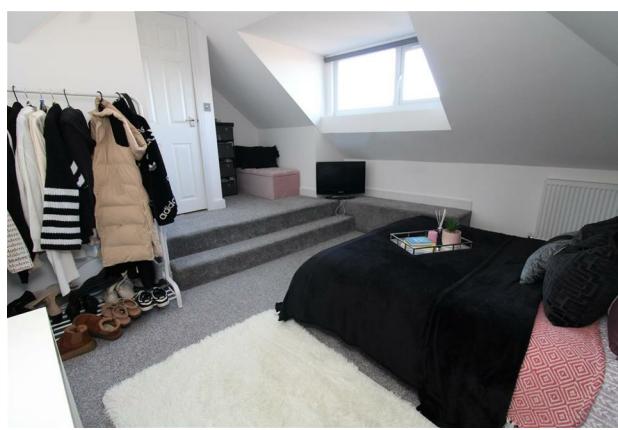
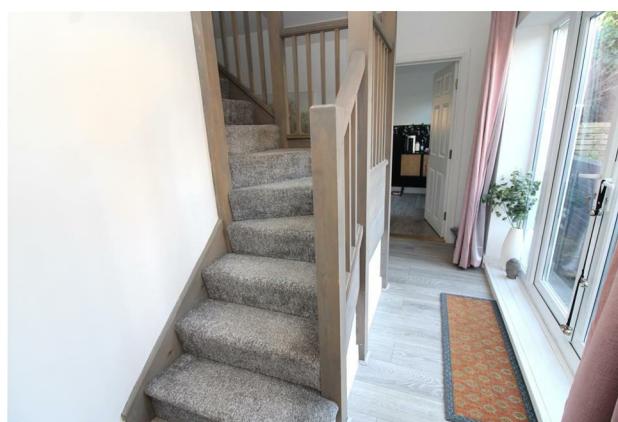
Approx 120 years
remaining

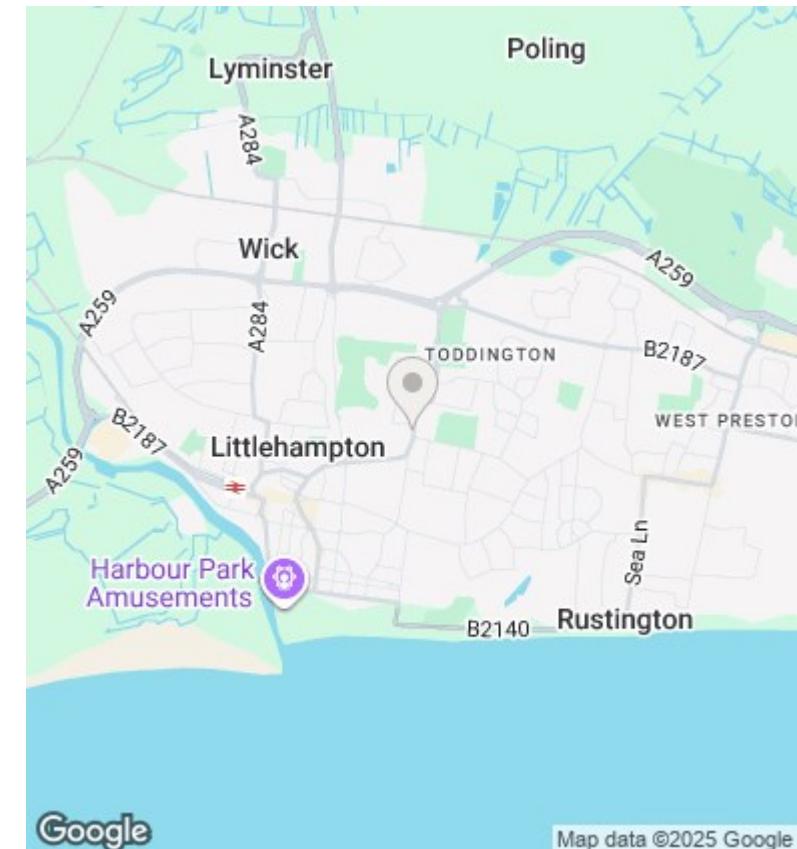
GROUND RENT

Approx £210 PA

SERVICE CHARGE

Approx £1,548 pa





Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	55
(1-20)	G	42
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.