



20 Sussex Street, Littlehampton, BN17 6JD

£265,000

- Beautifully Presented Period Cottage
- 13'2 Master Bedroom
- West Facing Rear Garden
- Viewing Highly Recommended To Appreciate Quality Of Accommodation
- 22'01 Open Plan Lounge/Diner
- 8'00 Bathroom
- Popular Residential Location Close To Local Shops
- Refitted 11'3 Kitchen
- Favoured East/West Aspect
- Updated To High Standard Throughout

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Beautifully presented and thoughtfully updated throughout, this charming period cottage offers a perfect blend of character and modern comfort. Boasting two bedrooms, the home features a spacious 22'1" open-plan lounge/diner, ideal for entertaining or relaxing in style. The refitted 11'3" kitchen is both functional and stylish, while the impressive 13'2" master bedroom provides a peaceful retreat.

Enjoying a desirable east/west aspect, the property benefits from a delightful west-facing rear garden, perfect for outdoor living. Located in a residential area close to local shops and amenities, viewing is highly recommended to fully appreciate the quality of accommodation on offer.



Council Tax Band: B

Tenure: Freehold



LOUNGE

13'07 max x 11'1

Open Plan To Dining Room

DINING ROOM

10'6x10'6

Open Plan To Lounge

KITCHEN

11'3x6'7

BEDROOM 1

13'2x10'9

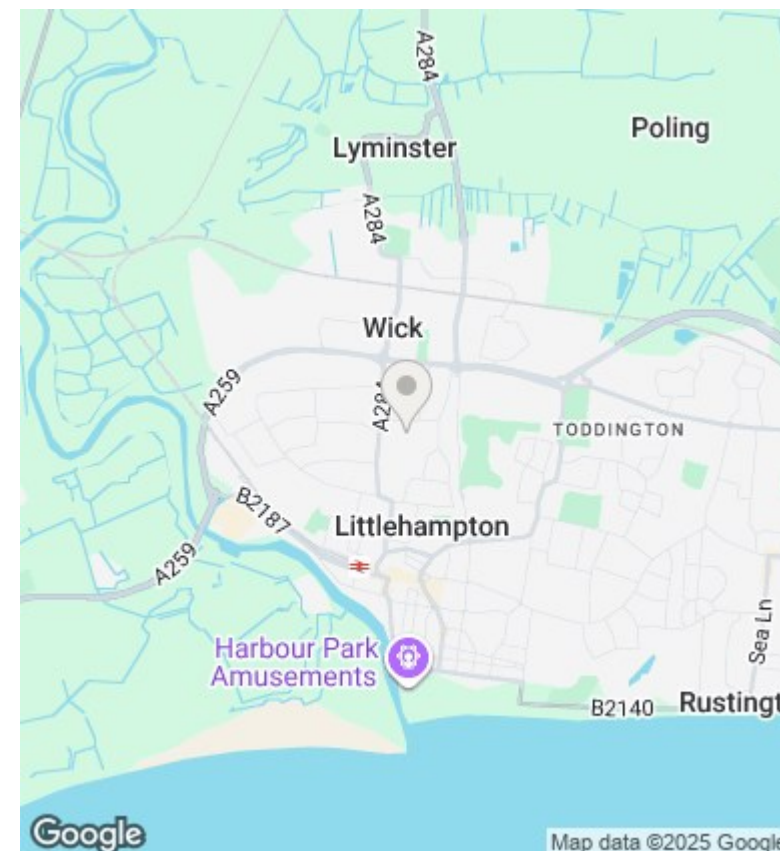
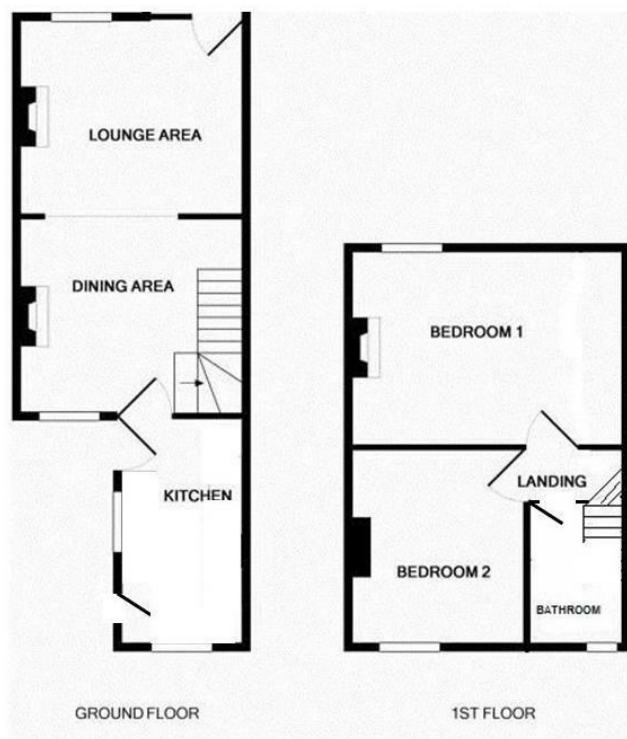
BEDROOM 2


10'7x6'7

BATHROOM

8'00x6'00





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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 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.