











20 Sussex Street, Littlehampton, BN17 6JD

- 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 Updated To High Standard Throughout

£265,000

- Refitted 11'3 Kitchen
- Favoured East/West Aspect

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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

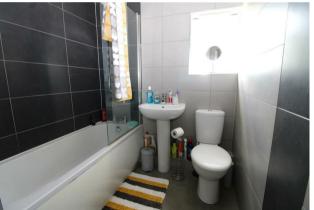
8'00x6'00



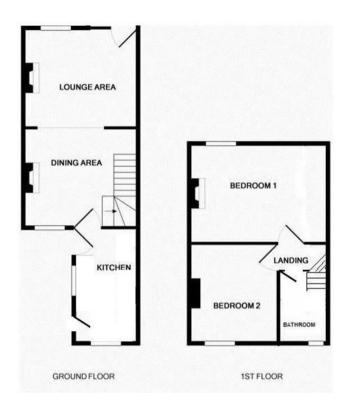






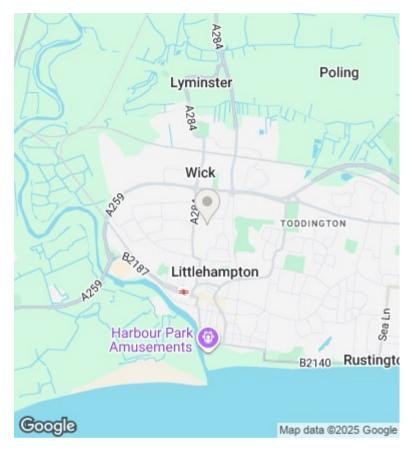


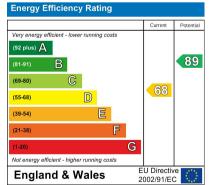




Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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 restuarants 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.





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.