



54 East Street, Littlehampton, BN17 6AN

£375,000

- Extended Period Three Bedroom Semi Detached House
- 18'02 Master Bedroom
- Popular Residential Location Close To Amenities
- Viewing Highly Recommended To Appreciate Size Of Accommodation
- 20'05 Kitchen
- 14'04 Bathroom With Four Piece Suite
- Close To Local Schools
- Generous South Facing Garden
- 18'08 South Facing Dining Room
- Under One Mile To Seafrot

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Nestled in a popular residential location, this charming extended period three-bedroom semi-detached house offers spacious and versatile living accommodation. The standout feature of the property is its generous south-facing garden, providing a perfect oasis for relaxation and outdoor entertainment.

Upon entering the house, you are welcomed by a spacious and inviting interior. The 20'05 kitchen is a chef's delight, offering ample space for culinary creativity and family gatherings. Adjacent to the kitchen, the 18'08 south-facing dining room is bathed in natural light, creating a warm and welcoming atmosphere for meals and entertaining guests.

The accommodation includes an 18'02 master bedroom, providing a tranquil retreat with abundant space for furnishings and personal touches. The bathroom is an impressive 14'04 in size and boasts a luxurious four-piece suite, ensuring a spa-like experience for the residents.

Situated in a sought-after area, the property is conveniently close to local amenities and reputable schools, making it an ideal choice for families. Additionally, the seafront is under one mile away, offering easy access to scenic walks and beachside activities.

Overall, this home is a must-see to truly appreciate the size and quality of the accommodation on offer. Viewing is highly recommended.



Council Tax Band: D

Tenure: Freehold



LOUNGE
14'03x12'03

**EXTENDED RECEPTION
ROOM**
18'08x9'08

EXTENDED KITCHEN
20'05x9'00

BEDROOM 1
18'02x10'04

BEDROOM 2
13'11x10'04

BEDROOM 3
9'04x8'02

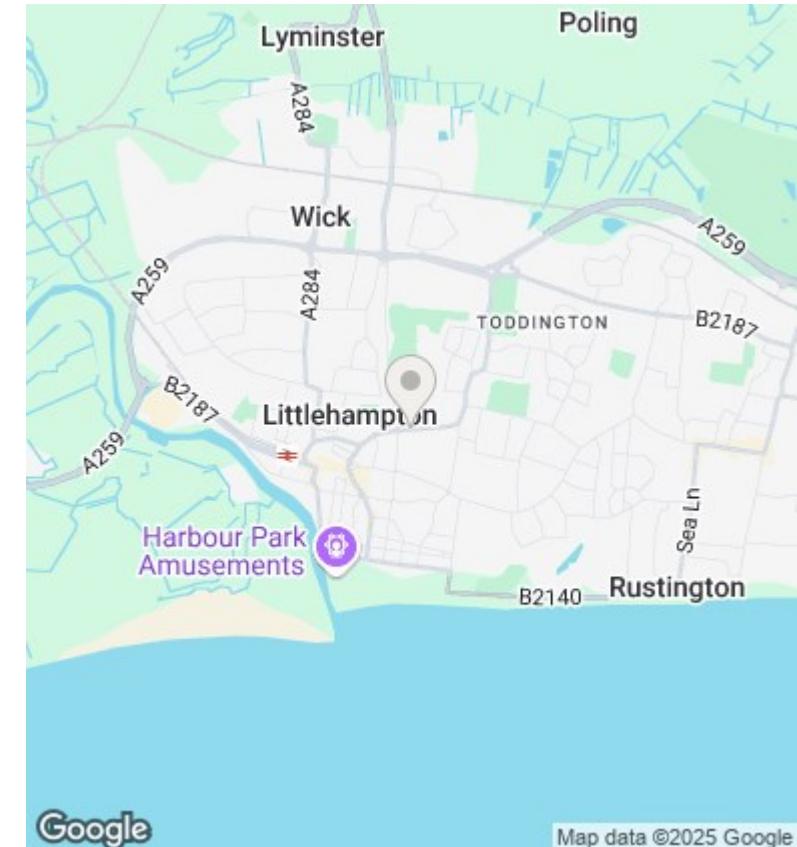
BATHROOM
14'04x9'00

GARAGE
16'3 x 9'3





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is accepted for any inaccuracies or mis-statement.
This plan is for guidance purposes only and should be used as such by any prospective purchaser.
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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		83
(81-91) B		
(69-80) C	66	
(55-68) D		
(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.