



## 12 Clun Road, Littlehampton, BN17 7DY

£280,000

- 1930'S Three Bedroom Semi Detached House
- 10'07 Kitchen With Granite Worktops
- Good size rear garden with workshop
- Chain Free
- Potential For Off Road Parking (STNC)
- Ground Floor Cloakroom
- Scope For Further Development
- 30'3 Lounge/Dining Room
- Close To Town Centre, Train Station & Local Schools
- Vacant Possession



# 12 Clun Road, Littlehampton BN17 7DY

Three-bedroom house offering a blend of comfort and potential. Built in 1935, the property spans an impressive 1,152 square feet, providing ample space for family living.

Upon entering, you are welcomed into a well-proportioned reception room. The ground floor also features a convenient cloakroom, enhancing the practicality of the home. The kitchen, measuring 10'07", which boasts granite worktops, making it a wonderful space for culinary enthusiasts.

The three bedrooms are generously sized, offering a peaceful retreat for all family members.

One of the standout features of this property is its potential for off-road parking, subject to necessary planning consent. Additionally, there is scope for further development, allowing you to tailor the home to your specific desires and needs.

Situated close to the town centre and the train station, this location provides excellent transport links and easy access to local amenities, making it a highly desirable area for families and commuters alike.

With vacant possession and being chain-free, this property is ready for you to move in and make it your own. Whether you are looking for a family home or an investment opportunity, this house on Clun Road is a must-see.

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Council Tax Band: C

Tenure: Freehold





**LOUNGE/DINING ROOM**

30'3x12'7

12'7 Narrowing in parts to  
10'00

**KITCHEN**

10'7x6'06

**BREAKFAST ROOM/UTILITY  
ROOM**

9'6x8'7

**BEDROOM 1**

10'2x9'8

**BEDROOM 2**

10'01x9'08

**BEDROOM 3**

8'5x7'5

**BATHROOM**

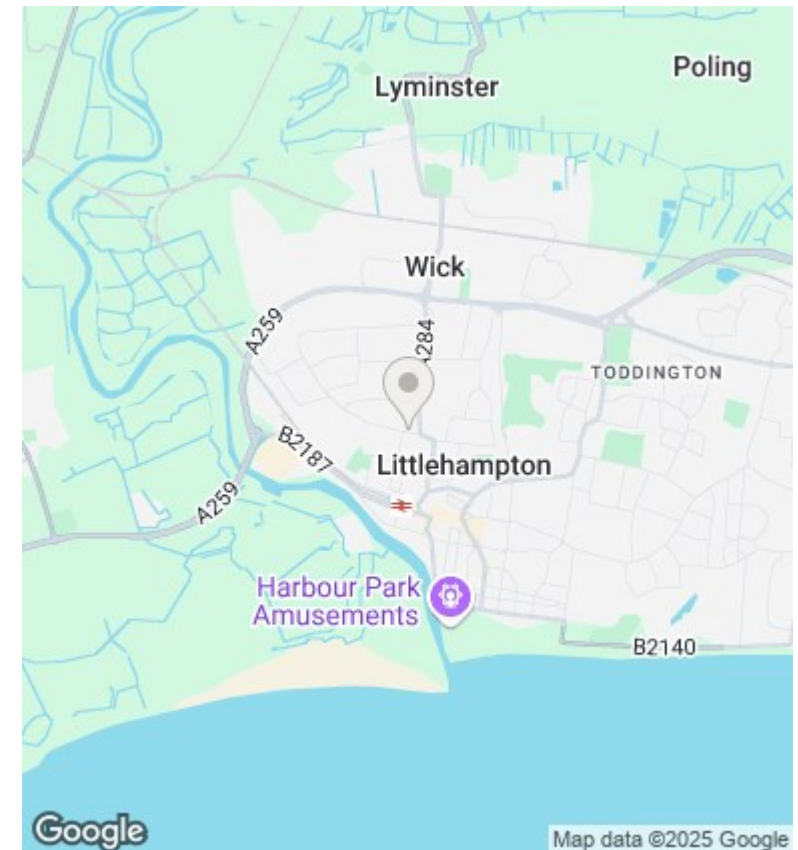
6'9x5'6





Total Approx Floor Area 1384 ft² ... 128.6 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by: Jan 2025



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		
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	76
EU Directive 2002/91/EC		
England & Wales		

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.