



25 The Cape, Littlehampton, BN17 6PL

£330,000

- Three Bedroom Neo-Georgian End Of Terrace House
- 9'05 Conservatory
- Garage In Nearby Compound
- Westerly Rear Garden
- Popular Beaumont Park Location
- 13'00 Master Bedroom
- No Through Road
- 26'01 Lounge Dining Room
- Ground Floor Cloakroom
- 10'06 Kitchen

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Nestled within the sought-after Beaumont Park area, this three-bedroom Neo-Georgian end-of-terrace house offers an ideal blend of comfort and style. Boasting a prime position on a tranquil no-through road, this property presents an inviting atmosphere for modern living.

Upon entering, you're greeted by a spacious 26'01 lounge dining room, providing a versatile space for entertaining guests or relaxing with family. Adjacent, a charming 9'05 conservatory beckons with abundant natural light, perfect for enjoying the surrounding views throughout the seasons.

The residence features a generously proportioned 13'00 master bedroom, offering a serene retreat at the end of each day. Additional amenities include a convenient ground floor cloakroom for added practicality.

The kitchen, spanning 10'06, is well-appointed and designed for efficiency, catering to culinary endeavors with ease. Beyond the kitchen lies a westerly rear garden, bathed in sunlight, offering a tranquil outdoor sanctuary for al fresco dining or leisurely pursuits.

For added convenience, a garage situated in a nearby compound provides secure parking and additional storage solutions.

This property encapsulates the essence of comfortable living in a coveted locale, combining modern amenities with timeless elegance. Don't miss the opportunity to make this Neo-Georgian gem your own.



Council Tax Band: C

Tenure: Freehold



LOUNGE/DINING ROOM

26'01x13'01

KITCHEN

10'06x7'07

CONSERVATORY

9'05x8'08

BEDROOM

13'00x9'09

BEDROOM

10'10x9'10

GARAGE

17'01x8'03

BEDROOM

7'10x7'00

BATHROOM

6'4x6'3

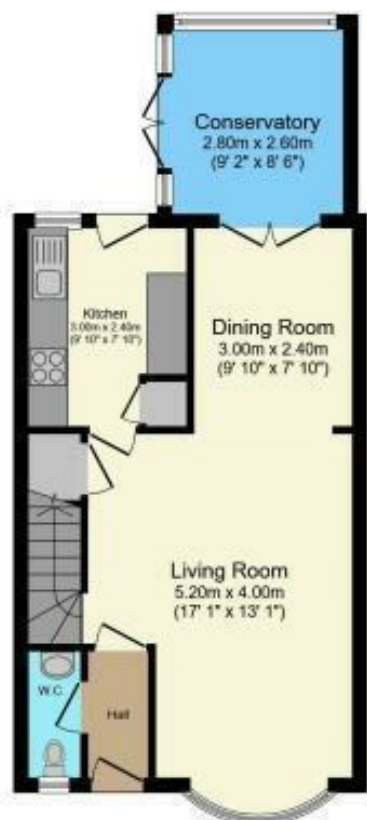
EPC RATING- C

COUNCIL TAX BAND- C

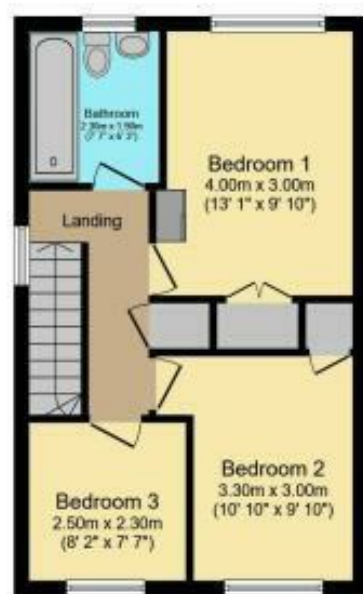


Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East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

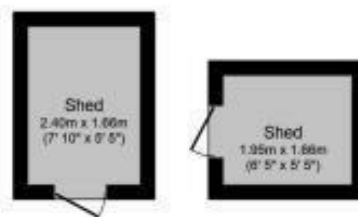
The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train 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.



Ground Floor



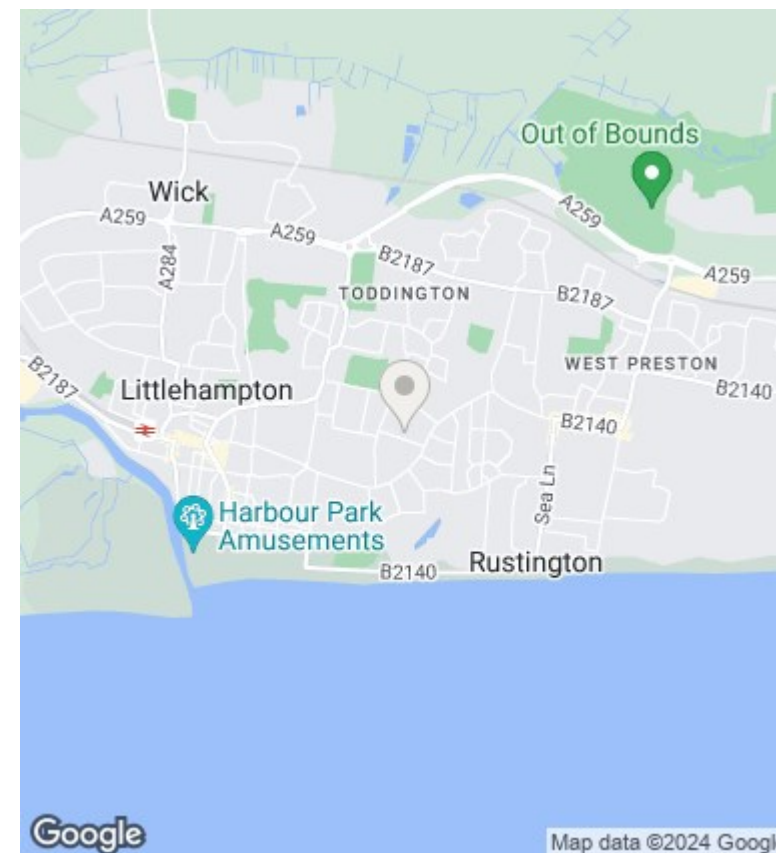
First Floor



Outbuilding

Total floor area 90.0 m² (969 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | 75 | |
| (69-80) C | | |
| (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.