



## 7 Howard Place, Littlehampton, BN17 7AG

£275,000

- Well Presented Period House
- Two/Three Bedrooms
- 21'9 Open Plan Kitchen/Lounge/Diner with Wood Burner
- Further Dressing Room/Third Bedroom/Study Off Bedroom Two
- Landscaped Low Maintenance Rear Garden
- Recently Upgraded Ground Floor Shower Room
- New Boiler Installed in 2025
- Close To Train Station & Town Centre
- Viewing Highly Recommended

# 7 Howard Place, Littlehampton BN17 7AG

A well presented and characterful period house offering versatile accommodation arranged over two floors, ideally located within easy reach of the town centre and mainline train station.

At the heart of the home is an impressive 21'9 open-plan kitchen/lounge/diner, thoughtfully designed to create a wonderful space for both everyday living and entertaining, enhanced by a charming wood burner.

Further benefits include a recently upgraded ground floor shower room, featuring a modern walk-in shower enclosure that creates a fresh and inviting atmosphere. To the rear, a low-maintenance landscaped garden provides an ideal space for relaxing or outdoor dining, requiring minimal upkeep.

Upstairs, the property boasts two double bedrooms, along with a further dressing room which could serve as a third bedroom or home office.

This delightful home perfectly blends period character with modern living in a highly convenient location. Viewing is highly recommended to fully appreciate everything this attractive property has to offer.



Council Tax Band: B

Tenure: Freehold



**KITCHEN/LOUNGE/DINER**

23'2" x 11'11"

**BEDROOM 1**

11'11" x 11'6"

**BEDROOM 2**

9'9" x 9'1"

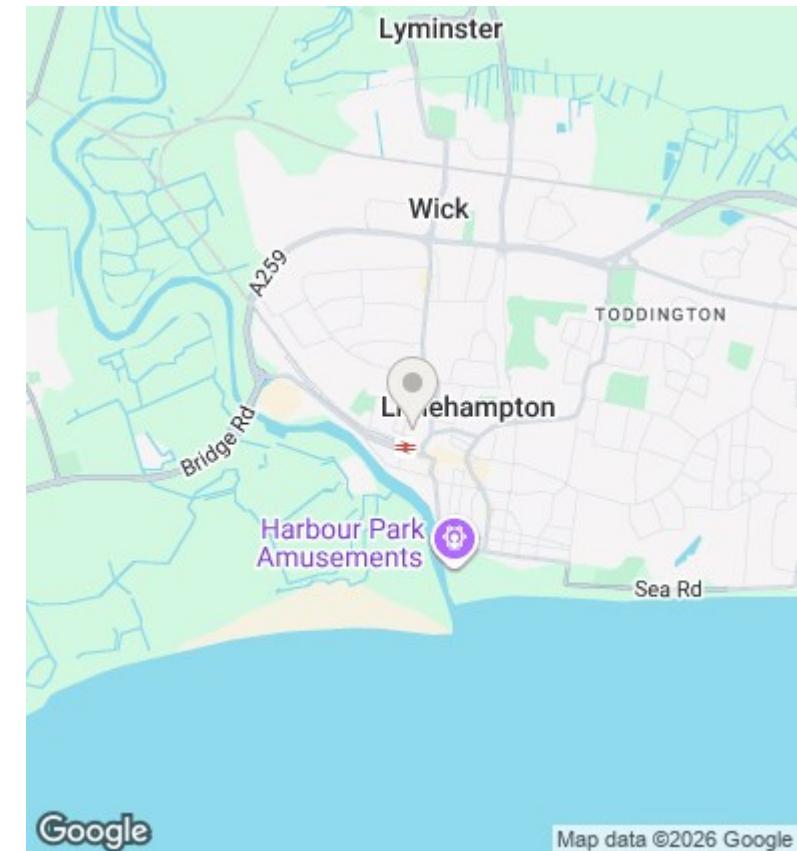
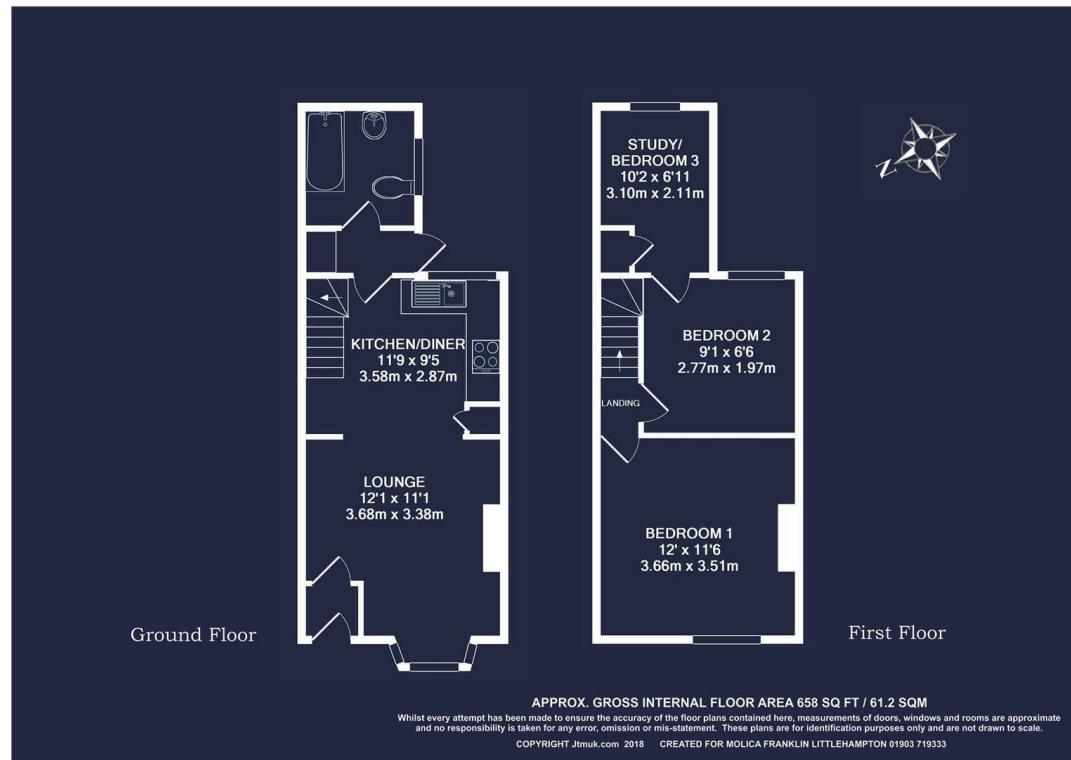
**STUDY/BEDROOM 3**

10'2" x 6'10"

**BATHROOM**

7'6" x 9'0"





Google

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		89
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.