



## 104 Greenfields, Littlehampton, BN17 7HF

**Asking Price £265,000**

- Three Bedroom End of Terrace House
- 13'7 Kitchen/Breakfast Room
- Ground Floor W/C

- 110ft Garden to Side
- 15'6 Lounge/Diner
- Viewing Highly Recommended to Appreciate Potential & Size of Overall Plot.

- Offering Potential for a Number of Uses
- Further Rear Garden Area
- CHAIN FREE

# 104 Greenfields, Littlehampton BN17 7HF

Offered chain free, this spacious three-bedroom end of terrace house presents a fantastic opportunity for buyers seeking both comfort and potential. Set on a generous plot, the property boasts a substantial 110ft garden to the side, along with a further rear garden area, offering scope for a variety of uses (subject to planning permission).

Inside, the home features a bright and well-proportioned 15'6 lounge/diner and a modern 13'7 kitchen/breakfast room, ideal for family living and entertaining. A convenient ground floor W/C adds to the practicality of the layout.

Whether you're looking to extend, develop, or simply enjoy the existing space, this property offers excellent flexibility and future potential. Viewing is highly recommended to fully appreciate the size and scope of this unique plot.



Council Tax Band: B

Tenure: Freehold



**LOUNGE**

15'6" x 12'10"

**KITCHEN**

13'7" x 12'6"

**BEDROOM ONE**

13'5" x 8'11"

**BEDROOM TWO**

12'6" x 8'10"

**BEDROOM THREE**

9'6" x 6'7"

**BATHROOM**

6'6" x 5'6"

**EPC RATING**

Awaiting.

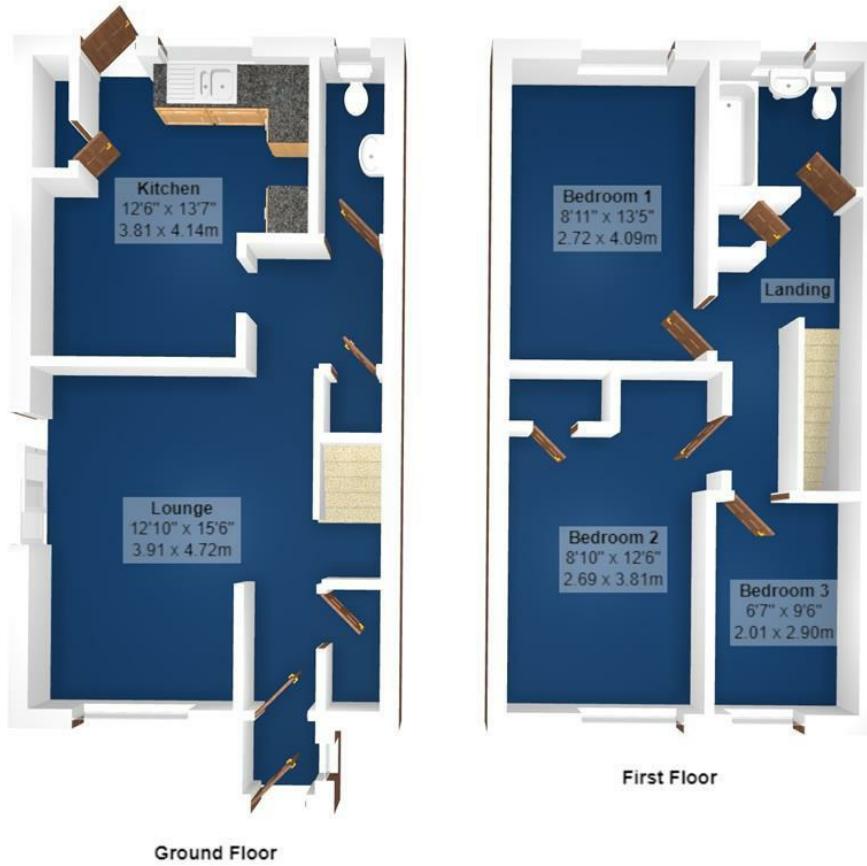
**COUNCIL TAX BAND**

B



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.

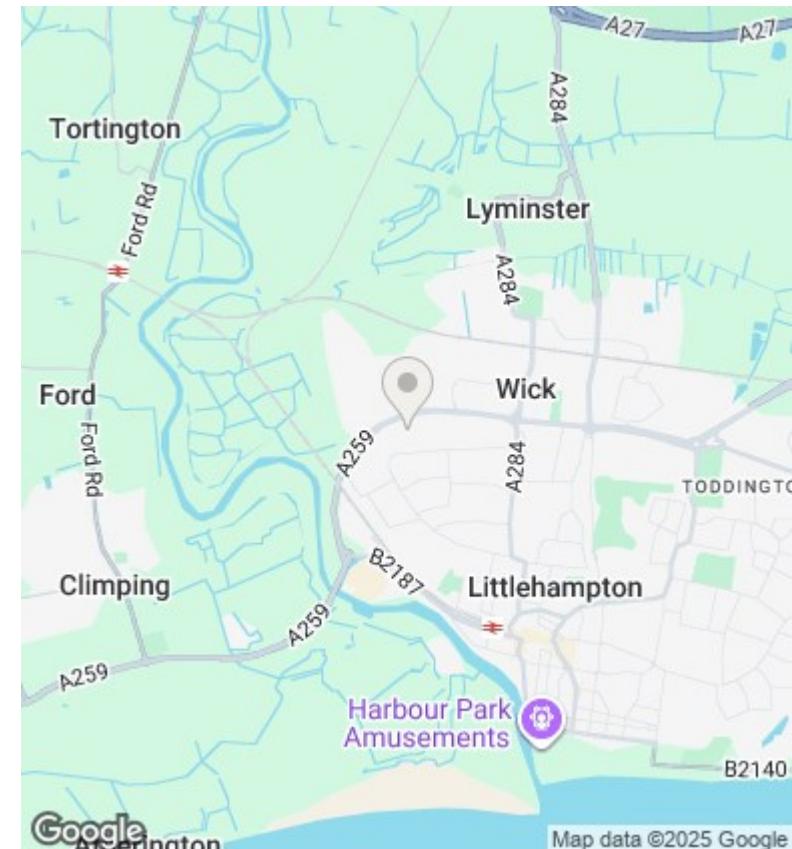


Total Area: 952 ft<sup>2</sup> ... 88.5 m<sup>2</sup>

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 error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86
(81-91)	B	73
(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.