



## 74 East Street, Littlehampton, BN17 6AN

£370,000

- Extended Period Semi Detached House
- 14'6 Dining Room
- Less than Mile To Littlehampton Seafront
- Chain Free
- 14'03 Lounge with Open Fire
- 11'7 South Facing Conservatory
- Close To Local Schools
- 16'9 Kitchen Leading to Utility Area with Ground Floor W/C
- South Facing Rear Garden With Workshop
- 0.5 Miles To Town Centre



# 74 East Street, Littlehampton BN17 6AN

Nestled in a desirable location, this extended period semi-detached house offers a perfect blend of character, space, and modern living. With its south-facing garden, and convenient proximity to both the town centre and Littlehampton seafront, this property is ideal for those seeking a comfortable family home.

The accommodation comprises a spacious 14'03 lounge with an open fire, creating a warm and inviting atmosphere for relaxing evenings. The 16'9 kitchen/diner is well-equipped and leads through to a separate utility area, offering practicality and extra storage space, as well as ground floor W/C. The 14'6 dining room provides a perfect space for family meals or entertaining guests, while the 11'7 south-facing conservatory adds an abundance of natural light and offers lovely views over the garden.

The south-facing rear garden is a particular highlight, featuring a workshop – ideal for hobbies, storage, or DIY projects. The property is conveniently located less than a mile from Littlehampton's seafront, perfect for beach lovers, while the town centre is just 0.5 miles away, providing easy access to shops, restaurants, and local amenities. Additionally, the property is close to several local schools, making it an excellent choice for families.

Offered chain free, this home presents an excellent opportunity for those looking for a well-located and spacious property with plenty of potential.



Council Tax Band: D

Tenure: Freehold



### LOUNGE

14'03x11'06

### DINING ROOM

14'6x9'9

### KITCHEN

16'9x7'6

### CONSERVATORY

11'7x9'8

### UTILITY AREA

7'7x7'6

### BEDROOM 1

13'2x11'05

### BEDROOM 2

11'10x11'07

### BEDROOM 3

8'6x8'6

### BATHROOM

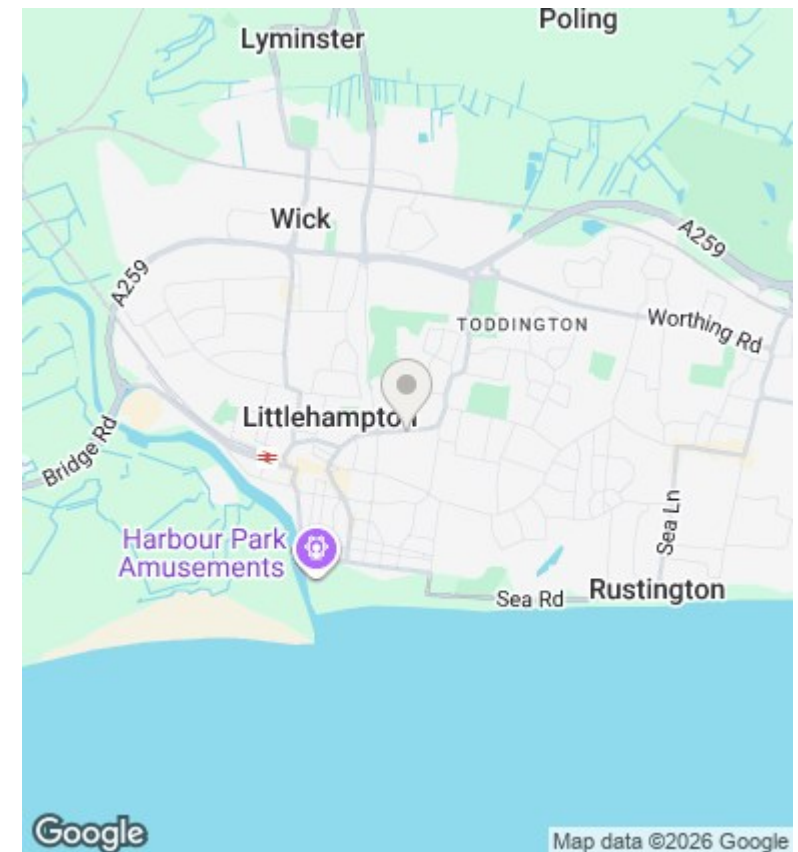
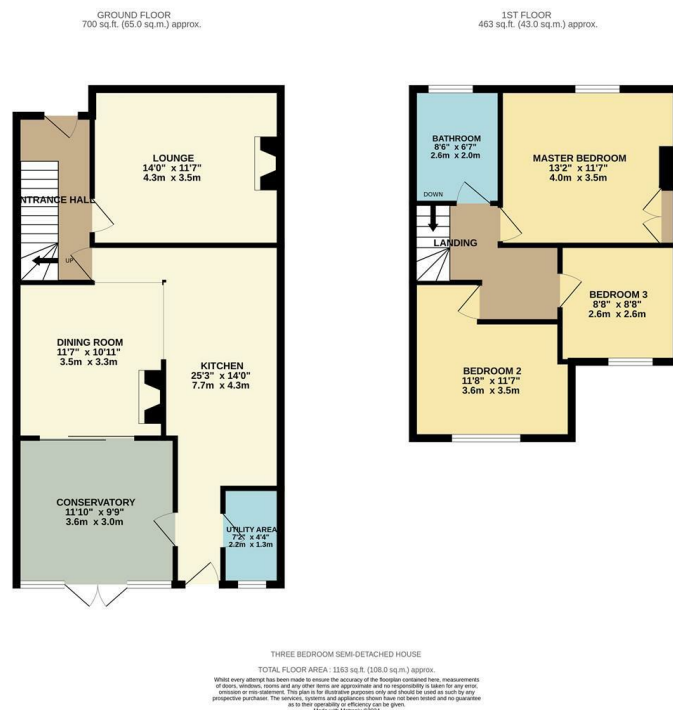
8'06 x 6'07

### AGENTS NOTE

The property was underpinned in 2003 due to a collapsed drain. The works have been signed off by the council building regulations department.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
	39	72
<b>England &amp; Wales</b>	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.