



8 River Road, Littlehampton, BN17 5BN

£475,000

- GRADE II Listed Period Cottage
- Refitted Boutique Bath and Shower Room
- 16'05 x 15'06 Master Bedroom With Fitted Wardrobes
- Viewing Highly Recommended To Appreciate Charm and Character
- Situated 0.2 Miles From The River
- 34'00 Lounge/Diner With Feature Log Burner
- 15'4 x 12'6 Cellar
- Sympathetically and Beautifully Modernised Throughout
- Generous Mature Rear Garden
- Conveniently Located Close To Local Amenities

8 River Road, Littlehampton BN17 5BN

Nestled along the picturesque River Road in Littlehampton, this Grade II listed period cottage is a true gem waiting to be discovered. The property boasts a perfect blend of historic charm and modern convenience, having been sympathetically and beautifully modernised to cater to the needs of contemporary living.

As you step inside, you are greeted by a spacious 34'00 lounge/diner, complete with a feature log burner that adds warmth and character to the space. The town centre location offers convenience at your doorstep, while the tranquil riverside setting provides a peaceful retreat from the hustle and bustle of everyday life.

One of the standout features of this property is its generous rear garden, offering a private outdoor sanctuary where you can relax and unwind. Additionally, the 15'4 x 12'6 cellar provides ample storage space or the potential for conversion to suit your needs.

If you are looking for a charming home with a touch of history, modern comforts, and a prime location, this Grade 2 listed cottage on River Road is the perfect choice for you. Don't miss out on the opportunity to make this enchanting property your own slice of British heritage.



Council Tax Band: D

Tenure: Freehold



LIVING/DINER

11'05 x 34'00

Lounge starting at 11'05 x 16'05 and narrowing to 10'00 x 17'02 at the dining area accessed via an archway.



KITCHEN

13'02 x 9'00

SHOWER ROOM

7'11 x 9'00

BEDROOM ONE

16'05 x 15'06

BEDROOM TWO

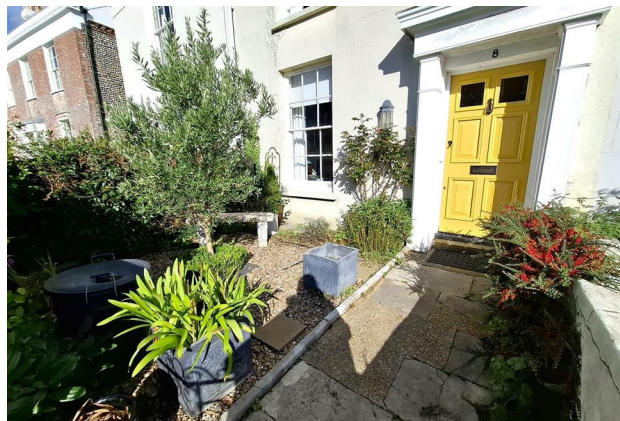
10'01 x 15'03

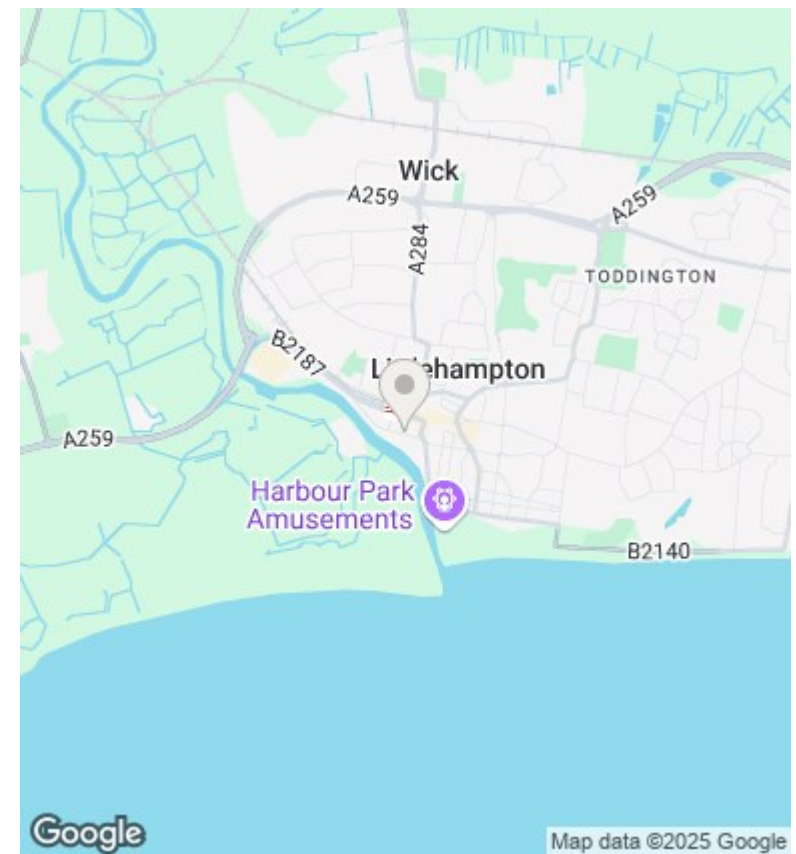
BATHROOM

7'06 X 8'11

CELLAR


15'4 x 12'6





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		82
(81-91) B		
(69-80) C		
(55-68) D	54	
(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.