



## 2 Howard Place, Littlehampton, BN17 7AG

£270,000

- Character End Of Terrace House
- West Facing Rear Garden
- Third Bedroom/Office/Dressing Room
- Viewing Highly Recommended
- Two/Three Bedrooms
- Favoured East/West Aspect
- Well Presented Throughout
- Two Reception Rooms
- 11'11x11'10 Double Aspect Lounge
- Central Location Close To Town Centre & Train Station



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This character end-of-terrace house is ideally positioned in a central location, just a short walk from the river, town centre and train station, making it perfect for commuters and those seeking convenience without compromising on charm.

Well presented throughout, the property offers two reception rooms, ideal for separating living and dining areas, or creating a playroom, or home office. The bright double-aspect lounge measuring approximately 11'11" x 11'10" is perfect for relaxing, whilst the separate kitchen to the rear provides dedicated cooking space.

Upstairs, the accommodation provides two generous bedrooms, with a third room currently arranged as bedroom three, could also be used as a home office/dressing room, offering excellent flexibility for modern living. The property enjoys a west-facing rear garden, ideal for afternoon and evening sunshine.

This attractive home combines character, space, and a highly convenient location, making it an excellent choice for a wide range of buyers.

Viewing is highly recommended.



Council Tax Band: B

Tenure: Freehold



### LOUNGE

11' 11" x 11' 10"

### DINING ROOM

11' 11" x 9' 7"

### KITCHEN

8' 10" x 7' 9"

### GROUND FLOOR BATHROOM

6' 8" x 6'

### BEDROOM ONE

11' 11" x 11' 10"

### BEDROOM TWO

11' 11" x 9' 2"

### BEDROOM THREE/STUDY- ACCESSED VIA BEDROOM TWO

9' 10" x 7' 11"







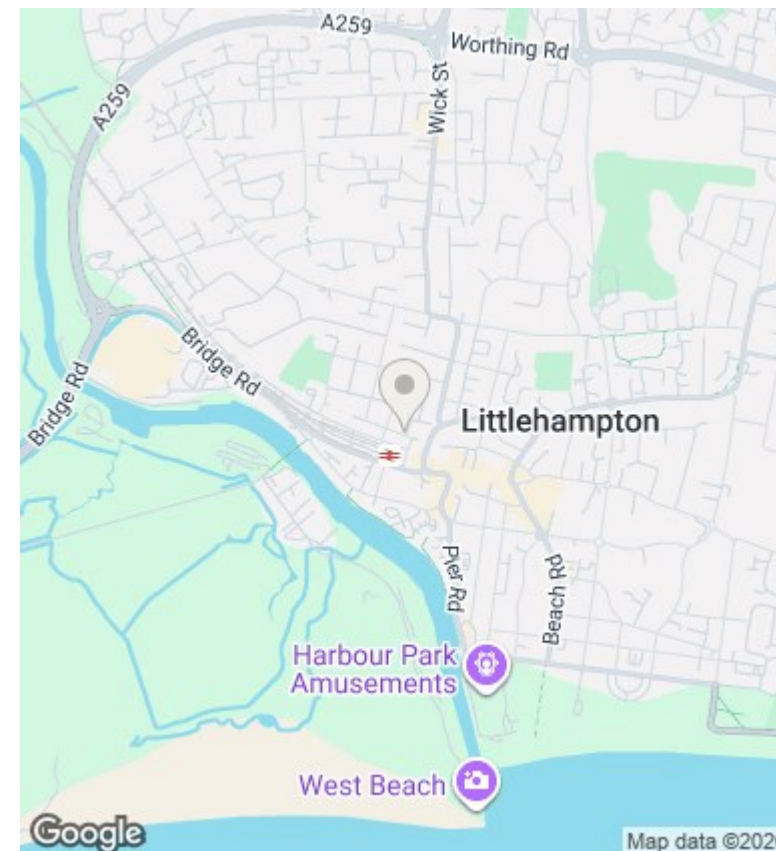
GROUND FLOOR  
APPROX. FLOOR  
AREA 456 SQ.FT.  
(42.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
	46	79
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.