



## 23 Linden Road, Littlehampton, BN17 7AH

Offers In The Region Of £260,000

- Period Victorian Terrace House
- Three Bedrooms
- 13'5 Master Bedroom
- Charming Characterful Property In Convenient Location Close To Amenities
- Central Location Close To Town Centre & Train Station
- Two Separate Reception Rooms
- 10'5x9'5 Ground Floor Bathroom
- Close To Local Junior & Senior Schools
- South Westerly Aspect Rear Garden
- Retaining Period Features Including Fireplaces & Block Parquet Floor



# 23 Linden Road, Littlehampton BN17 7AH

This charming Victorian 3 bedroom terrace house combines period features with modern comfort, ideally located near the town centre, train station, and local schools—perfect for families. It offers three well-sized bedrooms (including a spacious master), two reception rooms offering ample space for entertaining and everyday living, a large ground floor bathroom, plus an additional w/c and retains original character through fireplaces and parquet flooring.

The south-westerly rear garden is ideal for enjoying the afternoon sun, relaxing or outdoor dining.

This characterful home presents a fantastic opportunity for those seeking a well-maintained property with the added benefit of a central location close to essential amenities.



Council Tax Band: B

Tenure: Freehold





## LOUNGE

10'7x10'2

## DINING ROOM

10'4x10'3

## KITCHEN

9'9x9'5

## BATHROOM

10'5x9'5

## BEDROOM 1

13'5x10'7

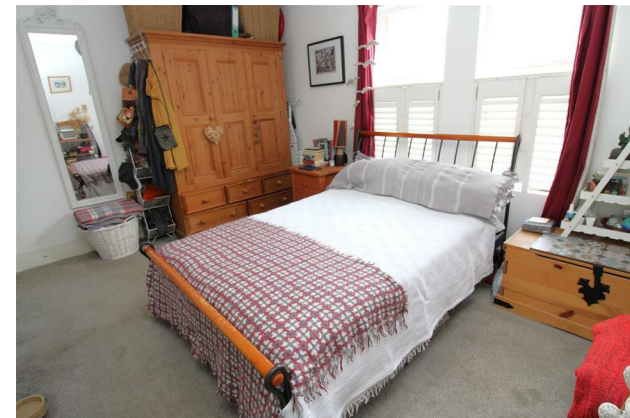
## BEDROOM 2

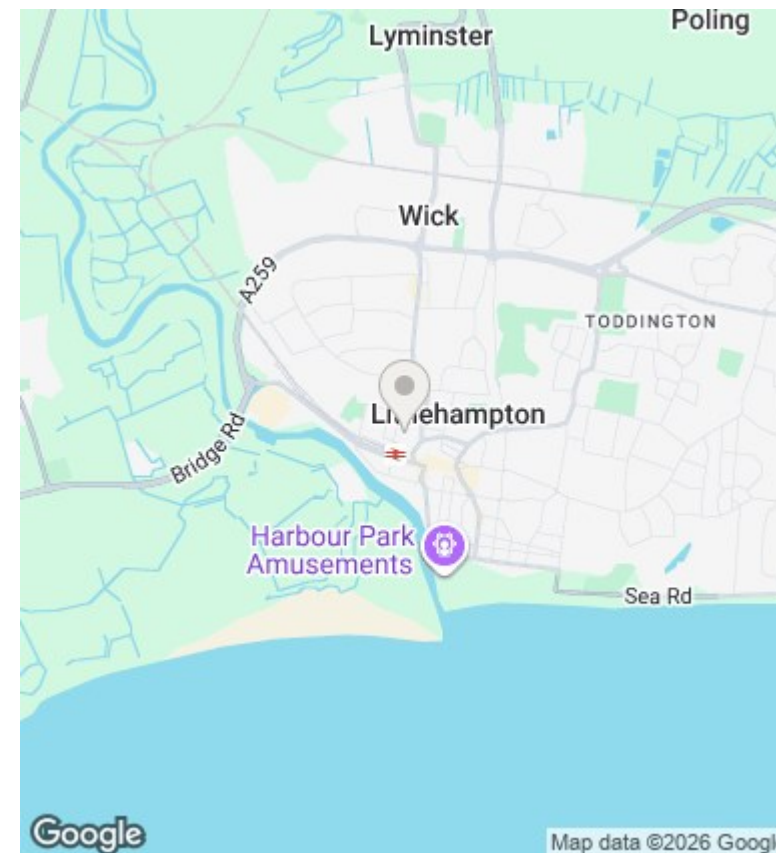
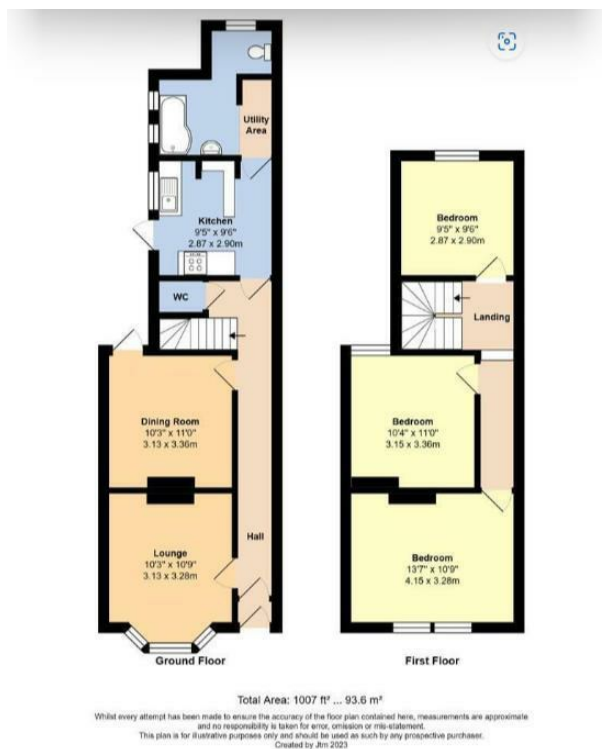
10'5x10'3

## BEDROOM 3

9'3x8'8

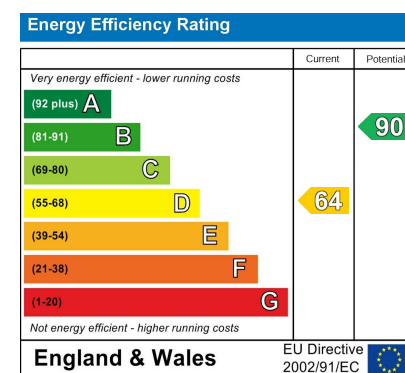
## GROUND FLOOR W/C





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.



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.