



## 11 Albert Road, Littlehampton, West Sussex, BN17 7AA

£230,000

- Freehold Terraced House
- Westerly Facing Rear Garden
- Two Separate Reception Rooms
- Close to Town Centre, Amenities and Train Station
- Potential for Buyer to Add Their Own Stamp to Property
- Two Double Bedrooms
- 0.3 Miles from Riverfront
- 11'11 First Floor Bathroom with Separate Shower Cubicle
- Gas Central Heating
- Chain Free

Description

This freehold terraced house offers an excellent opportunity for buyers seeking a comfortable home with room to personalise. The property boasts two generously sized double bedrooms and a spacious 11'11 first-floor bathroom, complete with a separate shower cubicle.

The layout includes two separate reception rooms, providing versatile living spaces to suit your lifestyle. The westerly-facing rear garden is perfect for enjoying afternoon sunshine and outdoor entertaining.

Situated just 0.3 miles from the riverfront, this home is ideally located close to the town centre, local amenities, and the train station, ensuring convenience for commuters and shoppers alike.

Additional features include gas central heating and the potential for the buyer to add their own unique touch to the property. Offered chain-free, this is a fantastic opportunity to create your ideal home.

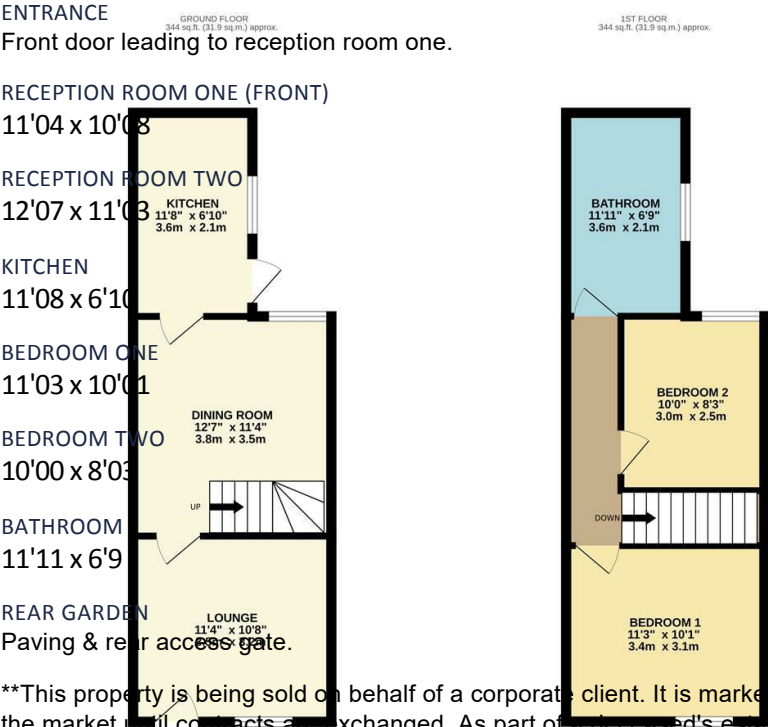
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Council Tax Band: A | Tenure: Freehold



**\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\***

**\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\***

TOTAL FLOOR AREA: 687 sq ft (63.8 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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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.