



8 Hampton Court, River Road, Littlehampton, West Sussex, BN17

Offers Invited £179,950

- One Bedroom End Of Terrace House
- Two Allocated Parking Spaces
- Communal Gardens
- Chain Free With Vacant Possession
- West Facing Rear Courtyard
- 18'9 Double Aspect Lounge
- Central Location Train Station & Town Centre
- 0.2 Miles From The River
- Separate 11'3 Kitchen
- 13'10 x 11'3 Bedroom

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Charming One Bedroom End of Terrace House – Just Moments from the River

Nestled just 0.2 miles from the river, this delightful one bedroom end of terrace house offers an ideal blend of peaceful living and central convenience. Perfectly positioned within easy reach of the train station and town centre, the property also benefits from chain-free, vacant possession, making it an excellent opportunity for first-time buyers, downsizers, or investors.

Step inside to discover a spacious 18'9 double aspect lounge, filled with natural light, and a separate 11'3 kitchen with plenty of room for culinary creativity. The generous 13'10 x 11'3 bedroom offers ample space for relaxation, while the west-facing rear courtyard provides a sunny, private spot to unwind or entertain.

Additional highlights include two allocated parking spaces, access to communal gardens, and a highly sought-after central location. Don't miss your chance to view this charming riverside property – contact us today to arrange a viewing.



Council Tax Band: B

Tenure: Freehold



Lounge
18'9" x 11'2"

Kitchen
11'3" x 9'1"

Bedroom
13'10" x 11'3"

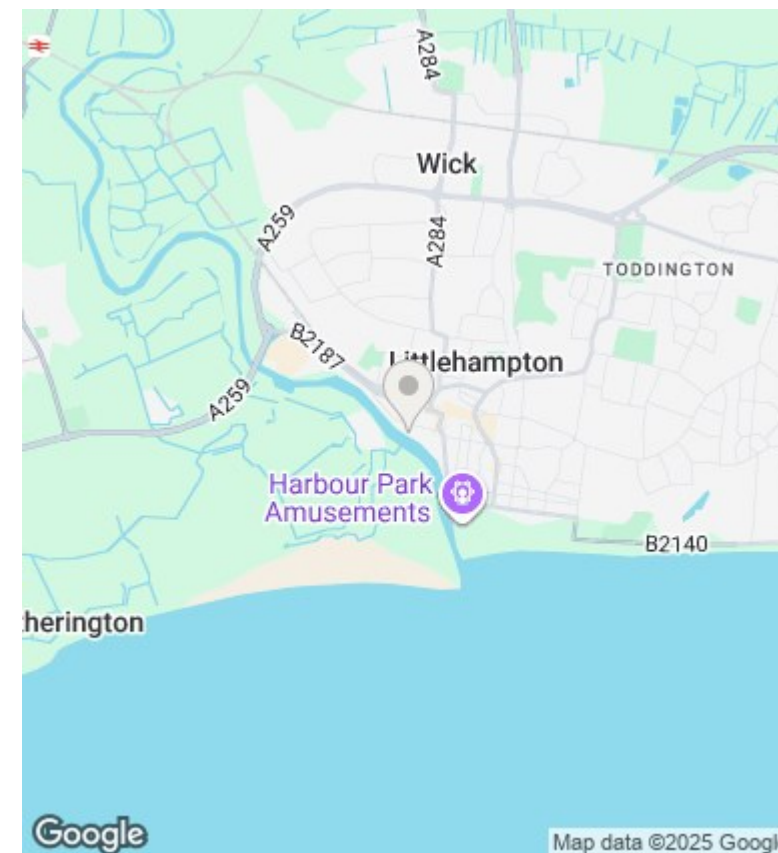
Wet Room

Private Courtyard Garden

AGENTS NOTE


We understand that the property itself is freehold but there is a service charge payable for the upkeep of the communal gardens and parking areas. The current charge is £700 per annum





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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.