

# 12 Cornwall Road, Littlehampton, West Sussex BN17 6EE

Offers Over £900,000 - Freehold



Total Area: 1991 ft<sup>2</sup> ... 185.0 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2023



Glyn Jones and Company are delighted to offer a rare investment opportunity to purchase this immaculately presented detached house which is currently being run as a thriving air B'n'B.

The accommodation comprises; five studio rooms, two one bedroom suites, seven en-suite shower rooms, and a well equipped communal kitchen/dining room with integral appliances.

The property has been fully refurbished to a high standard throughout by the current owners and includes a newly installed gas fired central heating system, double glazing, re-wiring and modern décor.

Externally to the rear there is a low maintenance communal garden which is laid to paving. The front of the property is laid to shingle providing off road parking with an electric car charging point.

The property is being offered with all fixtures & fittings and any current pre- booked bookings within the sale price. A further attribute is the property benefits from holding a HMO license.

Please contact the office for further information.

Council Tax Band - F  
Energy Efficiency Rating - D



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Littlehampton is a popular seaside resort town, on the east bank at the mouth of the River Arun, nearby towns include Bognor Regis to the west and Worthing to the east. A mainline railway station provides a direct service to London Victoria and Gatwick Airport.

Littlehampton enjoys a wide range of restaurants and amenities including the marina, links golf course and well publicised East Beach Cafe. Local Primary schools are also within close proximity.



*Immaculately presented  
throughout*

