



12a River Road, Littlehampton

Littlehampton

Guide Price £650,000

12a River Road

Littlehampton, Littlehampton

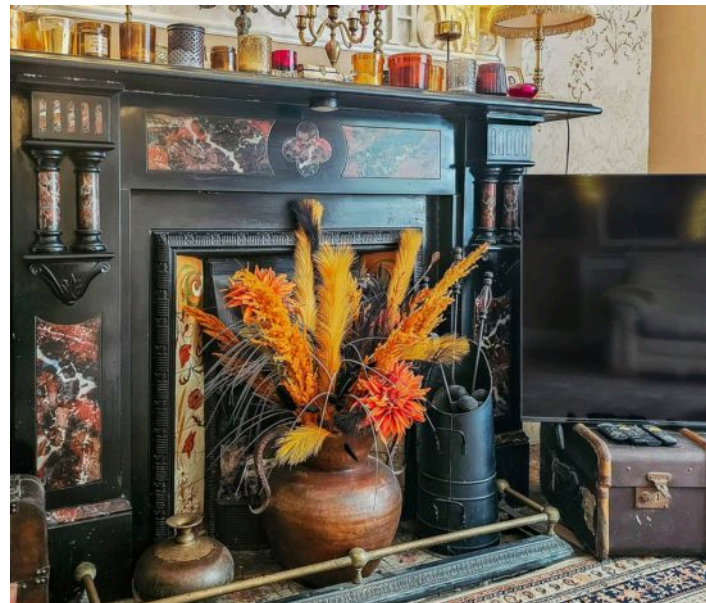
Steeped in history and character, this **incredible period residence** offers beautifully proportioned accommodation extending across more than **3,000 square feet**. Originally built in **1902**, the home was later extended during the **1920s** by the renowned Robinson merchant family, who used **traditional shipbuilding timbers and techniques** in its construction. The result is a truly unique home, where craftsmanship and heritage shine through every detail — from the **striking oak arches** within the kitchen to the **decorative hardwood carvings** that grace the gallery landing. Even the **porthole windows** and **original ship's bell** reflect its captivating maritime roots. Between **1965 and 1991**, the property served as the **Littlehampton Museum**, before being sensitively restored to a private home. For the past two decades, it has been **cherished as a family residence**, perfectly suited to **multi-generational living** thanks to its generous proportions and highly versatile layout.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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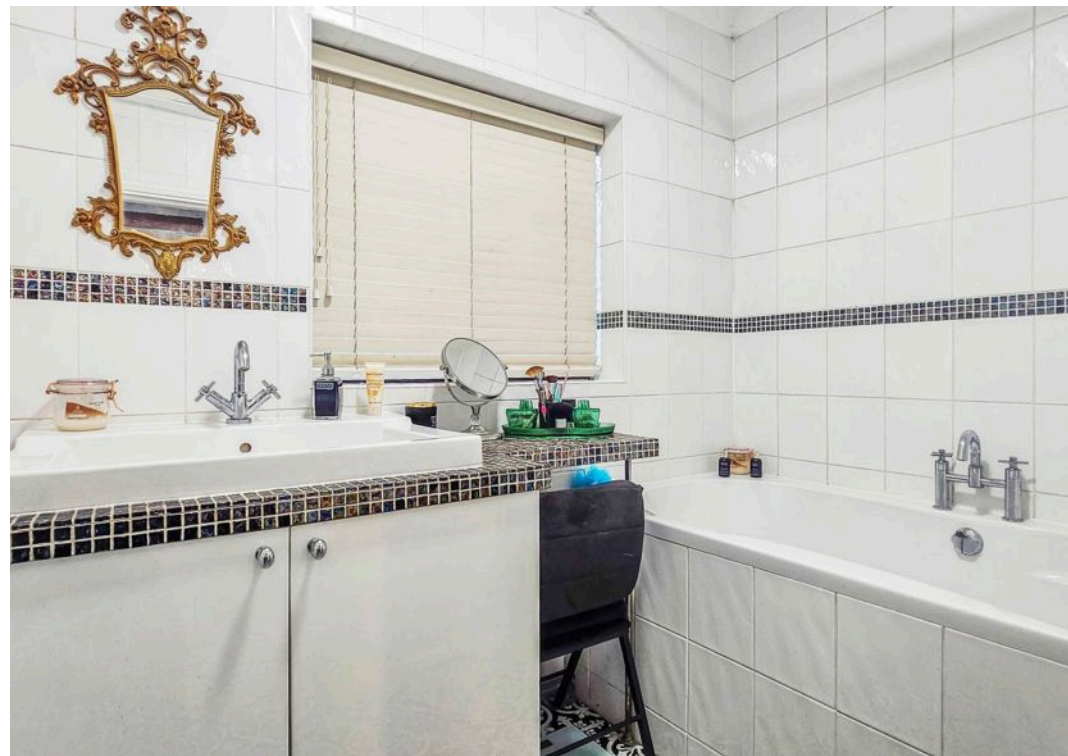
Littlehampton, Littlehampton

The **ground floor** immediately sets the tone, with a **grand entrance hall** leading to three distinct reception rooms a **formal lounge**, a welcoming **family snug**, and a **characterful library**. Additional spaces include a **private study**, **utility room**, and a **ground-floor bedroom with adjoining bathroom**, offering excellent flexibility for guests or dependent relatives. At the heart of the home lies a **spectacular kitchen and dining area**, crowned by a **glass roof** that floods the space with natural light. Designed for both **everyday living and large-scale entertaining**, it features a **bespoke built-in breakfast table** comfortably seating twelve, creating the perfect setting for family gatherings and celebrations. On the **first floor**, the **principal suite** enjoys **lofty ceilings**, an **en suite bathroom**, and **charming glimpses of the river**. This level also hosts **three further generous double bedrooms**, a family bathroom, and an **additional WC**, each continuing the home's character and sense of space. The **top floor** provides two further **double bedrooms**, ideal for guests, teenagers, or flexible home-working arrangements.

Outside, the gardens are every bit as enchanting as the interiors. Mature trees and established planting create a **private, tranquil backdrop**, while **The Cabana** – a beautifully crafted **oak garden room** – offers a peaceful retreat or entertaining space. Completing the setting is a **luxurious swim spa hot tub**.



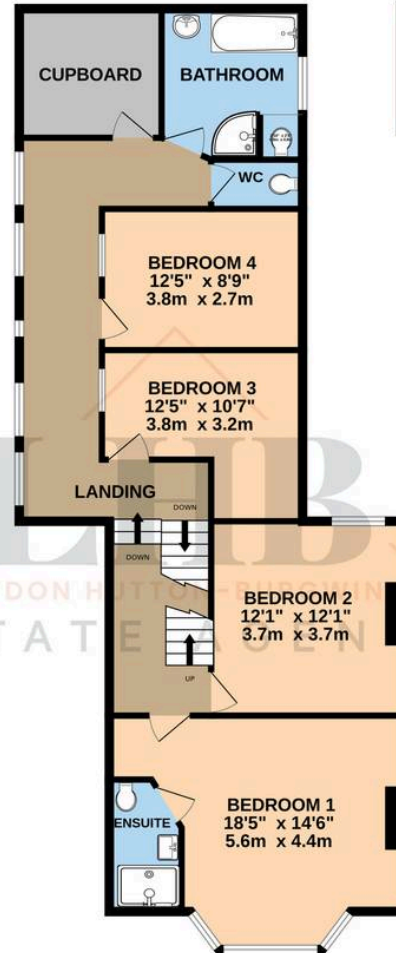
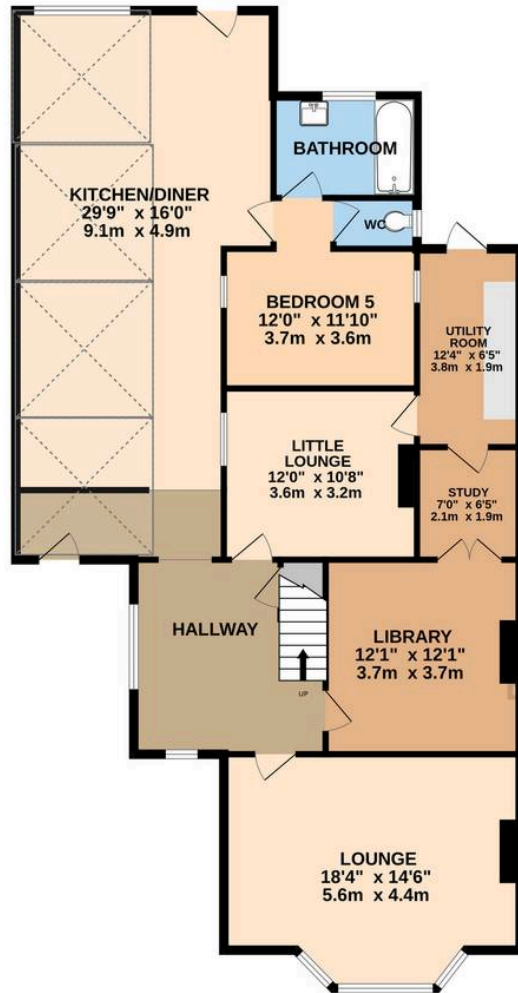




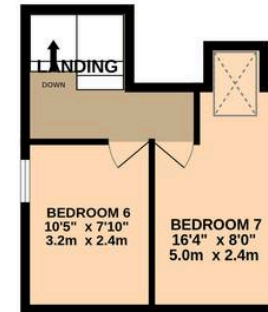
GROUND FLOOR
1444 sq.ft. (134.3 sq.m.) approx.

1ST FLOOR
1015 sq.ft. (94.3 sq.m.) approx.

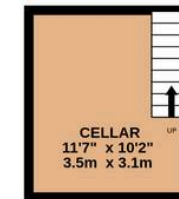
NEW FLOOR
271 sq.ft. (25.2 sq.m.) approx.



2ND FLOOR
256 sq.ft. (24.0 sq.m.) approx.



BASEMENT
118 sq.ft. (10.9 sq.m.) approx.



TOTAL FLOOR AREA : 3106 sq.ft. (288.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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