



34 Queen Street, Littlehampton – BN17 6EP

£365,000 Freehold

Modern kitchen with integrated appliances • Landscaped private garden with patio • Spacious and bright living areas • Luxurious modern bathroom with walk-in shower and freestanding bath • Ample built-in storage throughout • Fully Modernised Throughout • 3 Double Bedrooms • Original Period Features • Ground Floor WC and Utility Room



This beautifully presented **three-bedroom character home** offers exceptional quality and accommodation over three floors, blending timeless charm with thoughtful modern upgrades. From the moment you step into the main living area, you are greeted by bespoke built-in shelving, a period fireplace and a large bay window that together create a warm and inviting atmosphere.

The **modern Shaker-style kitchen** is a real standout. Finished with wooden worktops, integrated appliances and a stylish herringbone tile backsplash, it delivers both practicality and design flair. The kitchen flows effortlessly into the dining room, where French doors open directly to the garden, creating a seamless connection between indoor and outdoor living, perfect for relaxing with family or hosting friends. Further practical touches enhance the day-to-day comfort of this home, such as the utility room which is fitted with modern cabinetry, a second sink, a downstairs WC, and space for a washing machine and dryer.

The first floor has two bedrooms, both generously proportioned and beautifully light, as well as the luxurious bathroom which provides a spa-like retreat, featuring a freestanding bathtub, walk-in shower and elegant marble-effect tiling. On the second floor, the loft conversion has created the master bedroom, thoughtfully designed with built-in storage to maximise space and maintain a clean, contemporary aesthetic, as well as an impressive en-suite shower room.

The outdoor spaces are equally impressive. The garden has been carefully landscaped with a well-kept lawn, flower beds, paved pathways and a selection of seating areas designed for relaxation or entertaining. A spacious patio provides an ideal spot for al fresco dining, while a wooden shed and secure gated access add valuable storage and privacy.

This charming terraced home offers stylish interiors, versatile living areas and beautifully curated gardens, all positioned to suit modern family life, a home that truly feels ready to move into and enjoy from the moment you walk through the door.





Living Room

11' 0" x 11' 8" (3.36m x 3.55m)

Dining Room

11' 4" x 12' 10" (3.46m x 3.90m)

Kitchen

7' 6" x 11' 11" (2.28m x 3.63m)

Utility Room

7' 0" x 7' 0" (2.13m x 2.13m)

Bedroom 1

14' 2" x 11' 7" (4.33m x 3.54m)

Bedroom 2

8' 8" x 11' 3" (2.65m x 3.42m)

Bathroom

7' 7" x 11' 6" (2.30m x 3.50m)

Bedroom 3

12' 3" x 13' 1" (3.74m x 4.00m)

En-suite

6' 7" x 5' 6" (2.00m x 1.68m)

Outbuilding

10' 1" x 8' 4" (3.08m x 2.55m)







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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