

## 71 Cornwall Road, Littlehampton – BN17 6EQ

£515,000 Freehold

Striking and spacious character home in a highly desirable Littlehampton location, ideal as a forever family home

- Stunning open plan kitchen and dining room with adjoining utility, creating the perfect hub for everyday living and entertaining
- Four generous bedrooms including an ensuite to the main bedroom, plus a modern family bathroom
- Separate living room offering a cosy and inviting retreat
- Magnificent landscaped rear garden featuring a superb games or hobbies room with bar, also perfect as a large private home office
- Fully self contained one bedroom annexe with kitchenette and shower room, ideal for relatives, independent teenagers or Airbnb income
- Excellent driveway providing parking for two to three vehicles, with easy access to Rustington Village, Littlehampton High Street, the riverfront, the beach and major retailers and supermarkets





This striking character home, situated in a desirable area of Littlehampton is a genuine 'show-stopper' property that offers exceptional space and versatility throughout, making it the perfect forever family home. The main house features a beautifully designed open plan kitchen and dining room with an adjoining utility, creating an impressive hub for family life and entertaining, as well as four generous bedrooms, an ensuite and a main bathroom.

A separate living room provides a cosy retreat, while the magnificent rear garden is a true highlight, impressively landscaped and complemented by a superb games or hobbies room complete with a bar, which also lends itself perfectly to a large private home office. The property also includes a fully self contained one bedroom annexe with kitchenette and shower room, ideal for visiting relatives, independent teenagers or generating income through AirB&B. An excellent driveway provides parking for at least two to three vehicles. This is a rare opportunity to secure a standout home that blends character, comfort and practical modern living in an enviable location.

Perfectly positioned, the home is within easy reach of Rustington Village, Littlehampton High Street, the riverfront and the beach. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

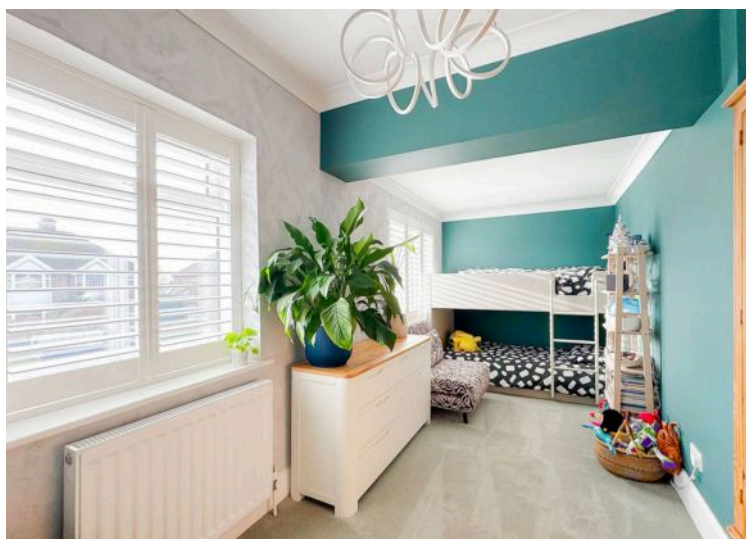
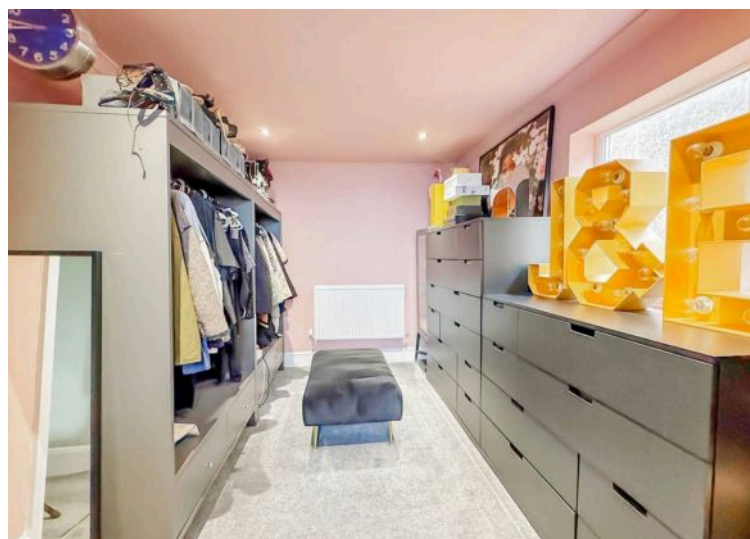
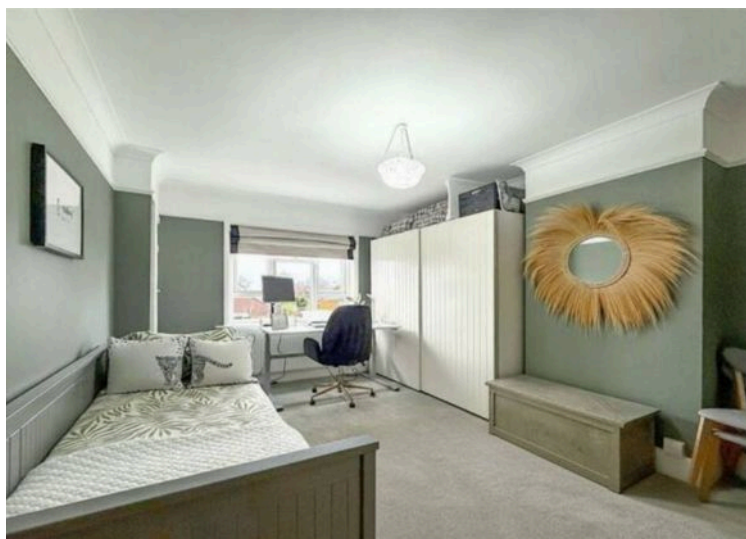
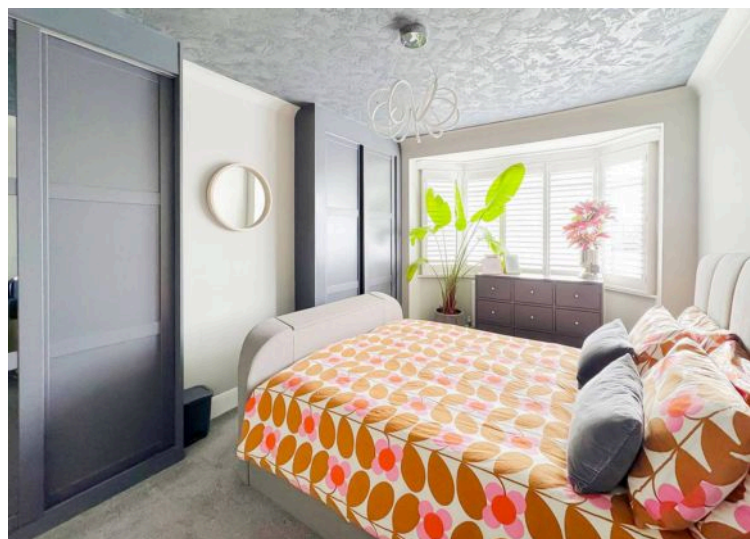
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









### **Kitchen/Dining/Family Room**

18' 6" x 16' 3" (5.64m x 4.95m)

### **Living Room**

12' 3" x 12' 0" (3.73m x 3.66m)

### **Bedroom 1**

14' 5" x 10' 11" (4.39m x 3.33m)

### **Bedroom 2**

11' 9" x 8' 3" (3.58m x 2.52m)

### **Bedroom 3**

16' 6" x 8' 7" (5.03m x 2.62m)

### **Bedroom 4**

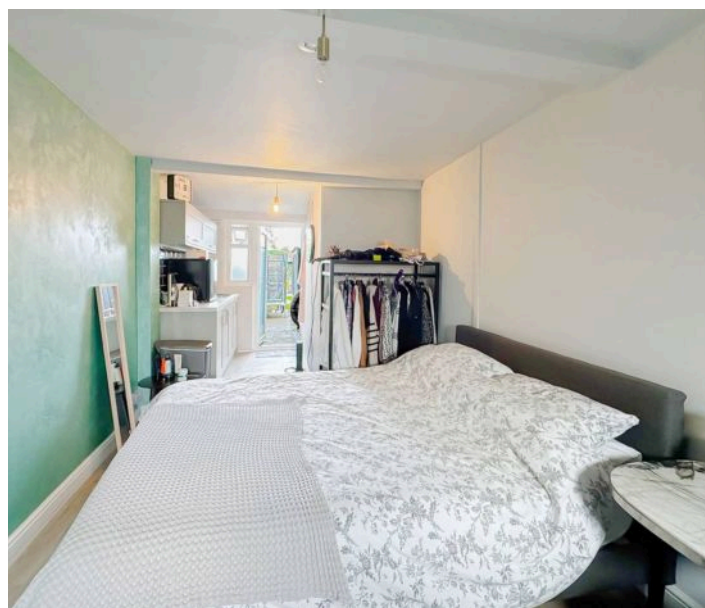
14' 5" x 9' 8" (4.39m x 2.95m)

### **Annexe**

22' 4" x 9' 0" (6.81m x 2.74m)

### **Games Room / Office Space**

20' 5" x 10' 3" (6.22m x 3.12m)









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