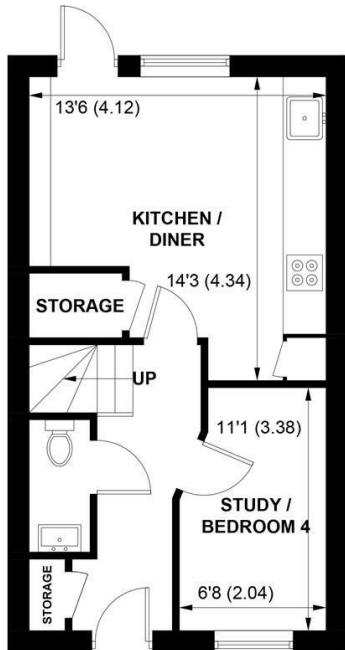




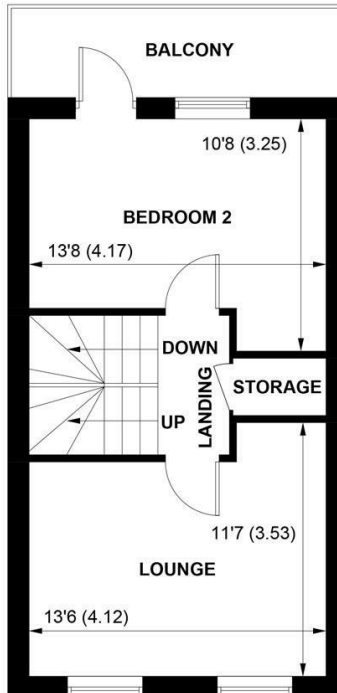
SW

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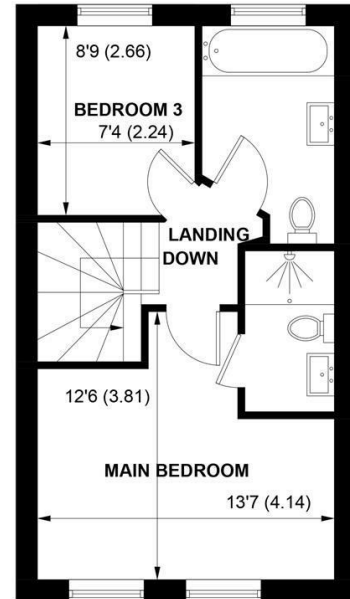
5 VIKING TERRACE, SURREY STREET, LITTLEHAMPTON, BN17 5DT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1045 SQ FT / 97.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£375,000 Freehold

5 VIKING TERRACE, SURREY STREET, LITTLEHAMPTON, BN17 5DT

- Neo Georgian Terraced House
- Flexible & Versatile Accommodation
- Spacious Living Room
- Modern Fitted Kitchen/Breakfast Room
- Main Bedroom with Ensuite
- 2 Further Bedrooms
- Far Reaching Views to The River Arun
- Private Balcony with Views
- Off Road Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

A well presented neo Georgian Townhouse with versatile and flexible accommodation located only a short distance away from local amenities, Littlehampton train station and the seafront.

The ground floor features a hallway upon arrival with storage cupboard, cloakroom and study. The modern kitchen is fitted with a range of white eye and base level units with integrated appliances including fridge, freezer, dishwasher, oven and hob. There is space for table and chairs and a door leading out to the courtyard.

On the first floor there is a spacious, light and bright, living room and a double bedroom featuring a private balcony with views across the river and Littlehampton golf course.

The main bedroom can be found on the second floor comprising a fully fitted ensuite shower room. There is also an additional family bathroom and bedroom.

Outside is a private terrace with space for table and chairs. Adjacent to this is off road parking for one car which is secured by double gates.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the

condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

Leave Arundel on the A27 in a southerly direction. At Crossbush Roundabout, take the 2nd exit onto Lyminster Rd (A284) continuing for approx 1.8 miles to the roundabout, taking the 2nd exit onto Arundel Road. Continue until the junction taking the right hand turn and continuing on Arundel Road. At the next roundabout turn right into Terminus Road, then left onto Terminus Pl, taking a left hand turn onto River Road and immediately turning right onto Surrey Street and the property can be found on the left hand side.

