



24 York Road, Littlehampton, BN17 6EN

£375,000

- Sympathetically Modernised & Beautifully Presented Period End Of Terrace House
- West Facing Rear Garden
- Retaining Many Period Features
- Viewing Highly Recommended To Appreciate Size & Quality of Accommodation!
- Driveway Parking
- 10'03 Refitted Kitchen With French Doors To Garden
- Luxury Refitted Bathroom
- 15'0 Lounge With Log Burner (HETAS COMPLIANT)
- 14'0 Dual Aspect Master Bedroom
- Close To Town Centre Train Station & Local Schools

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Council Tax Band: C

Tenure: Freehold



DESCRIPTION-

Welcome to this stunning period end-of-terrace house that has been sympathetically modernised, offering a perfect blend of timeless charm and contemporary elegance. The beautifully presented home boasts a driveway for convenient parking.

Step into the inviting 15'0 lounge, featuring a cosy log burner that adds warmth and ambiance to the space, creating a perfect setting for relaxation and gatherings. The heart of the home is the 10'03 refitted kitchen, complete with modern amenities and French doors leading to the west-facing rear garden. This outdoor oasis provides a private retreat, perfect for entertaining or simply enjoying the outdoor space on offer.

Upstairs, the 14'0 dual-aspect master bedroom captures ample natural light, creating a bright and airy atmosphere. The home retains many period features, seamlessly blending the charm of yesteryear with contemporary conveniences. The luxury refitted bathroom adds a touch of sophistication!

Conveniently located close to the town centre, train station, and local schools, this property is ideal for those seeking both connectivity and a sense of community. The thoughtful modernization and attention to detail are evident throughout, making this home a unique and appealing option for discerning buyers. Viewing is highly recommended to fully appreciate the size and quality of the accommodation on offer. Don't miss the opportunity to make this meticulously updated period home your own!

LOUNGE
15'0" x 13'0"

DINING ROOM
13'5" x 9'7"

BREAKFAST ROOM
12'10" x 9'10"

KITCHEN
10'3" x 9'11"

BEDROOM
14'0" x 10'11"

BEDROOM
11'6" x 9'7"

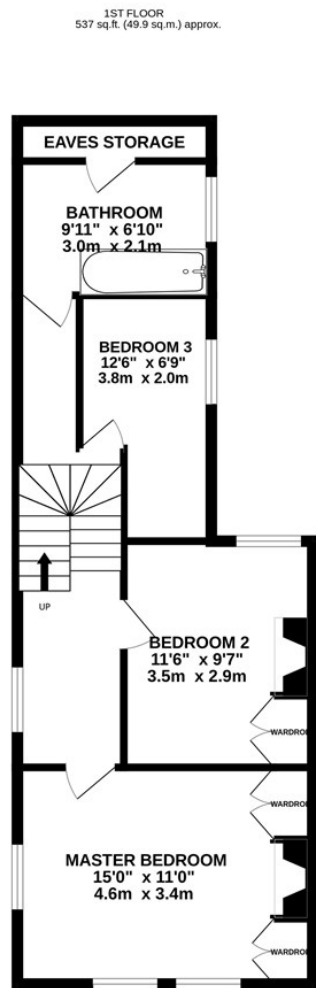
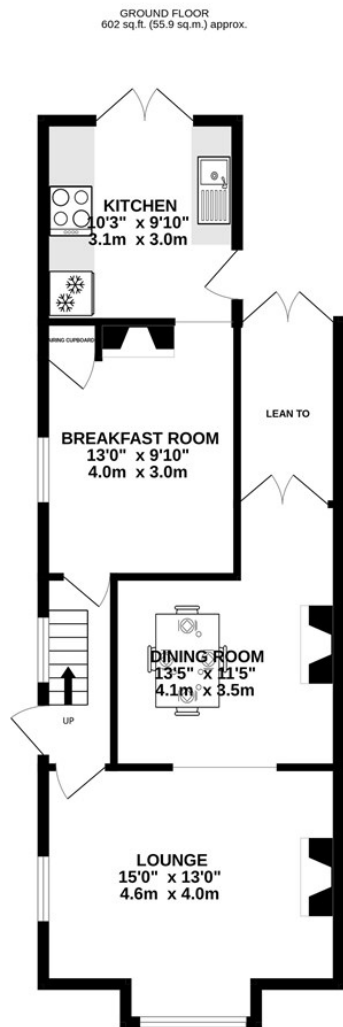
BEDROOM
12'6" x 6'10"

BATHROOM
9'9" x 6'9"

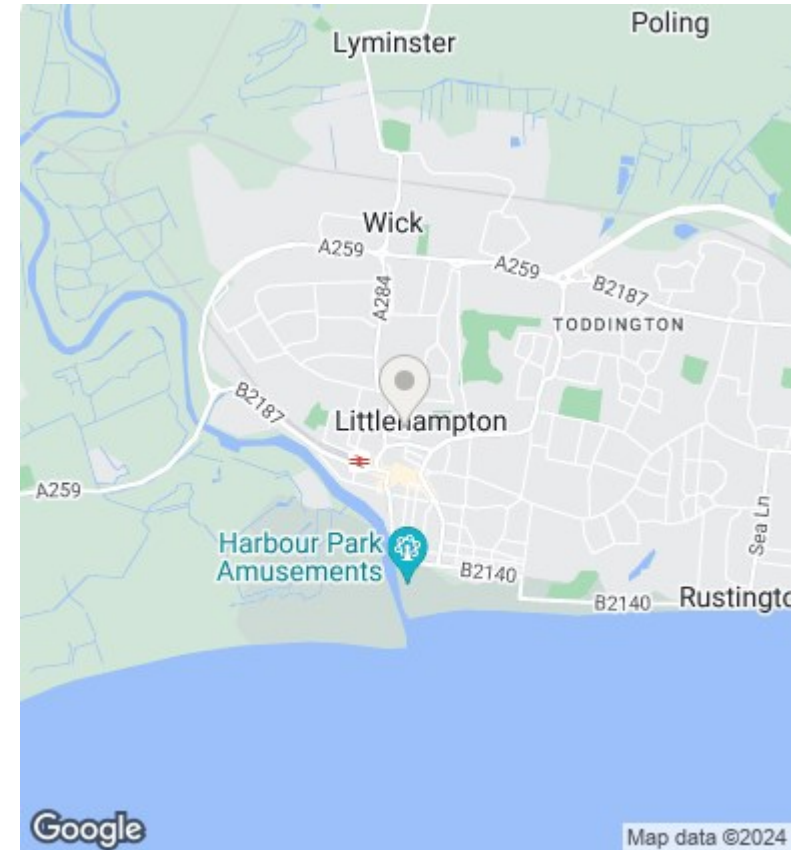


Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.