











## 24 York Road, Littlehampton, BN17 6EN

## Offers Over £350,000

- \*CHAIN FREE \* Sympathetically Modernised & Beautifully Presented Period End Of Terrace Driveway Parking
- · West Facing Rear Garden
- · Retaining Many Period Features
- Viewing Highly Recommended To Appreciate Size & Quality of Accommodation!
- 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

## 24 York Road, Littlehampton BN17 6EN

Unexpectedly Available Due To Chain Break \* Sympathetically Modernised & Beautifully Presented Period End Of Terrace House \* Driveway Parking \* 15'0 Lounge With Log Burner (HETAS COMPLIANT) \*West Facing Rear Garden \* 10'03 Refitted Kitchen With French Doors To Garden \* 14'0 Dual Aspect Master Bedroom \* Retaining Many Period Features \* Luxury Refitted Bathroom \* Close To Town Centre Train Station & Local Schools \* Updated Boiler & Electrics 2023 \* Viewing Highly Recommended To Appreciate Size & quality of Accommodation!









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 10'3" x 9'11" 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** 

**BEDROOM** 14'0" x 10'11"

**BEDROOM** 11'6" x 9'7"

**BEDROOM** 12'6" x 6'10"

**BATHROOM** 9'9" x 6'9"



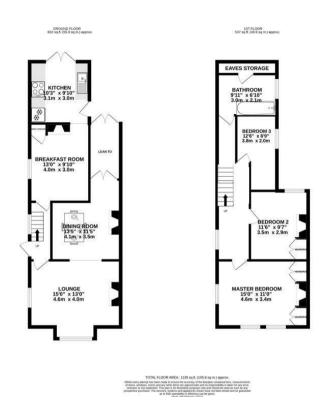








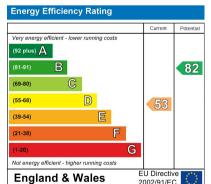




Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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 restuarants 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.





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.