



24 York Road, Littlehampton, BN17 6EN

Offers Over £350,000

- *CHAIN FREE * 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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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 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"

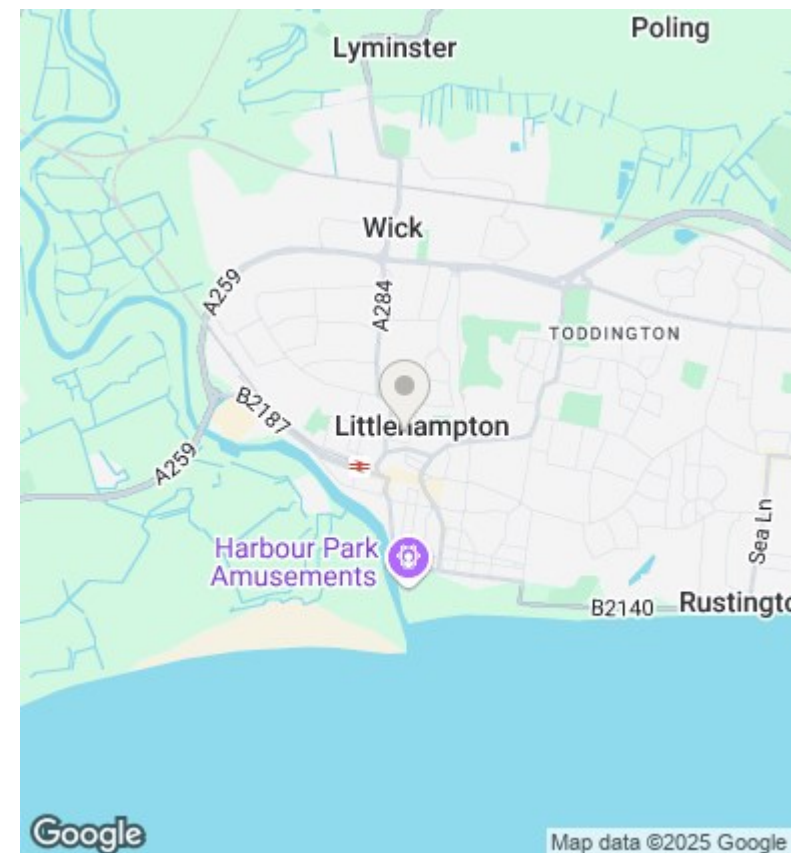
BEDROOM

12'6" x 6'10"

BATHROOM

9'9" x 6'9"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.