



10 Norfolk Gardens, Littlehampton, West Sussex, BN17 5PE

Asking Price £298,500

- Three Bedroom End of Terrace House
- Ground Floor Cloakroom
- Close To Seafront
- Viewing Highly Recommended
- Popular Residential Location in a Tucked Away Position
- Favoured East/West Aspect
- Overlooking Communal Gardens
- West Facing Rear Garden
- 23ft 1 Lounge/Diner
- Modern Refitted White Bathroom Suite

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This charming three-bedroom end-of-terrace house is ideally situated in a popular residential area, offering a tucked-away position for added privacy and tranquility. Featuring a spacious 23ft 1 lounge/diner, this home is perfect for comfortable living and entertaining.

Enjoy the convenience of a ground floor cloakroom and the benefits of a favoured east/west aspect, ensuring plenty of natural light throughout the day. The property boasts a west-facing rear garden, ideal for relaxing or hosting outdoor gatherings.

Located just a short distance from the seafront, this home also overlooks beautifully maintained communal gardens, providing a serene and scenic outlook.

This delightful home is a fantastic opportunity for those seeking a coastal lifestyle with the comforts of a well-planned, residential setting.



Council Tax Band:

Tenure: Freehold



LOUNGE/DINER

23'1" x 11'7"

KITCHEN

9'10" x 9'4"

BEDROOM ONE

13'1" x 10'4"

BEDROOM TWO

10'5" x 9'7"

BEDROOM THREE

7'9" x 7'5"

BATHROOM

7'8" x 7'2"

GROUND FLOOR WC

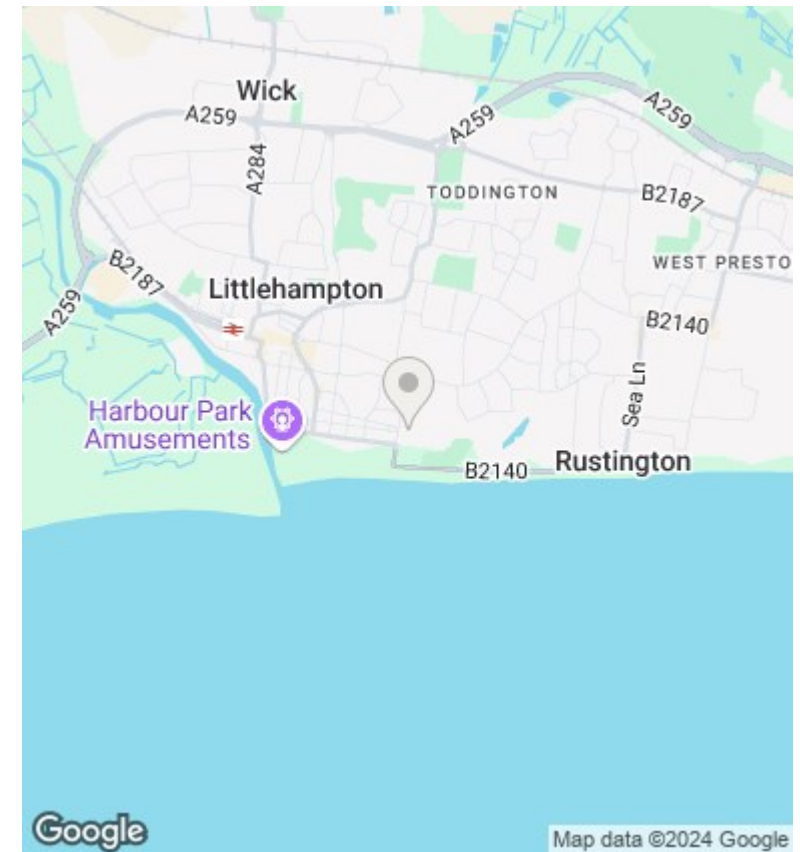
5'7" x 2'7"





Total Area: 827 ft² ... 76.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jfm 2023



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	61	
(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.