



## 25 East Street, Littlehampton, BN17 6AU

£245,000

- End of Terrace Character Cottage
- Approx 1 Mile from Seafront
- 12'11 x 11'9 Bedroom One
- Two Double Bedrooms
- Close to TOWN CENTRE & Local Shops
- 11 x 9'11 Bedroom Two
- Rear Courtyard
- Ground Floor White Bathroom Suite
- Chain Free

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End of Terrace Character Cottage, Two Double Bedrooms, Rear Courtyard, Approx 1 Mile from Seafront, Close to TOWN CENTRE & Local Shops, Ground Floor White Bathroom Suite, 12'11 x 11'9 Bedroom One, 11 x 9'11 Bedroom Two, Chain Free.



Council Tax Band: B



LOUNGE

12'11" x 11'10"

KITCHEN

13'5" x 11'5"

BEDROOM ONE

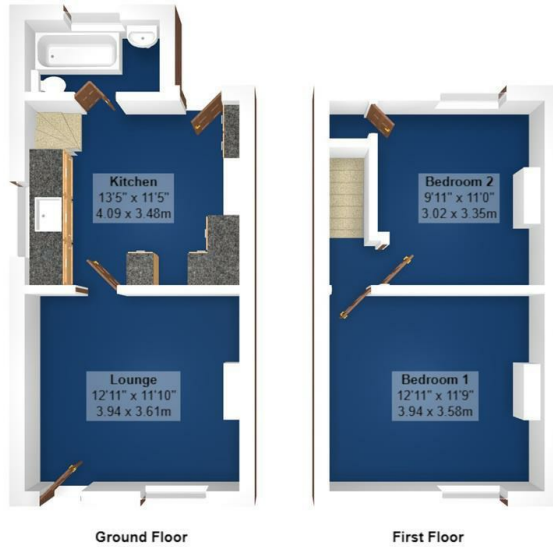
12'11" x 11'9"

BEDROOM TWO

11'0" x 9'11"

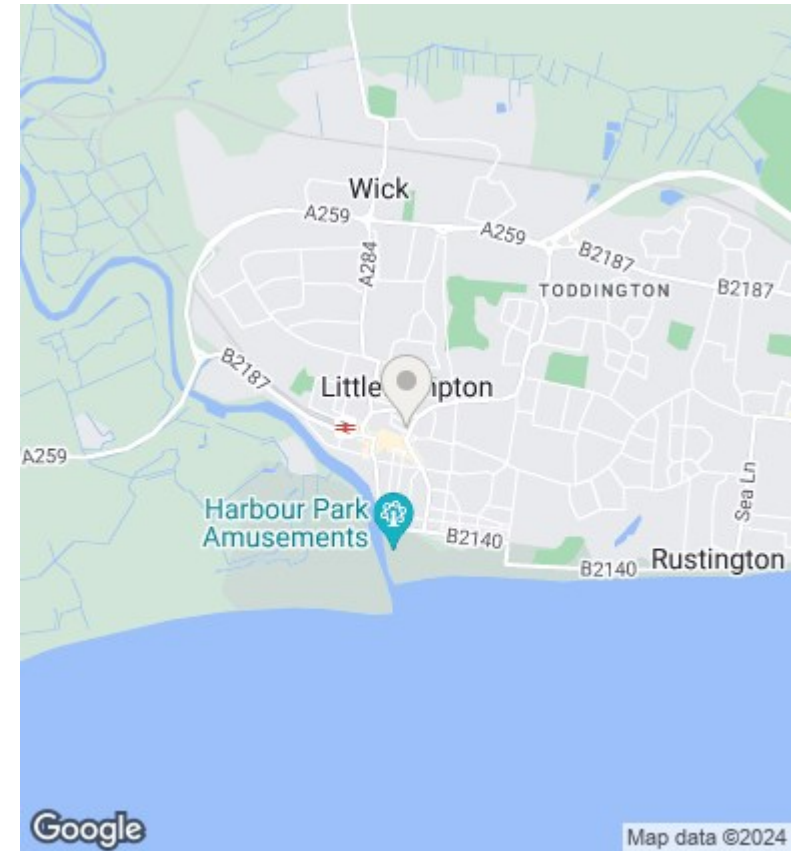
BATHROOM

8'1" x 4'5"



Total Area: 638 ft<sup>2</sup> ... 59.3 m<sup>2</sup>

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



## Directions

## Viewings

Viewings by arrangement only. Call 01903 719333 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	