













24 East Street, Littlehampton, Littlehampton, BN17 6AW

£330,000

- Freehold
- Ground Floor Occupying Entire Floor with PRIVATE Rear Garden
- CHAIN FREE

- Substantial Period Property Currently Arranged as Two Separate Apartments
- Potential for Further Development & May Suit Range of Different Uses
- Deceptively SPACIOUS Property
- Needs Modernisation

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Council Tax Band: B

Tenure: Freehold





GROUND FLOOR FLAT

COUNCIL TAX BAND.

LOUNGE

13'10" x 12'5"

KITCHEN

15'2" x 10'3"

DINING ROOM

11'10" x 9'9"

COVERED LEAN TO

24'1" x 12'5"

BEDROOM

14'7" x 12'3"

PRIVATE REAR GARDEN

COUNCIL TAX BAND

В

FIRST FLOOR FLAT

LOUNGE

14'1" x 12'3"

KITCHEN

7'8" x 7'6"

BEDROOM ONE

16'10" x 9'10"

BEDROOM TWO

13'8" x 12'4"

EPC RATING

Ε







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.

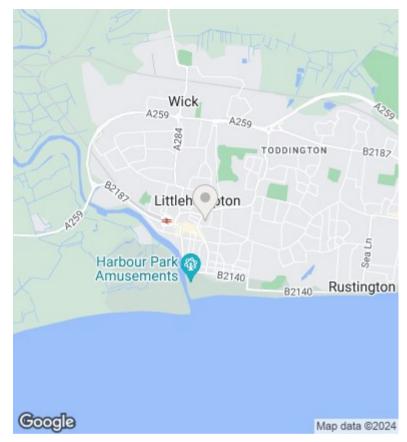
The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train 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.

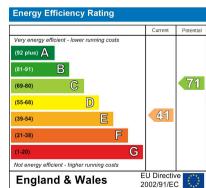


Total Area: 2033 ft² ... 188.9 m²

Whitst every attempt has been made to ensure the accuracy of the foor plan contained here, measurements are approximate and no responsibility is taken for error, consistion or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





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.