



# 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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Freehold Substantial Period Property Currently Arranged as Two Separate Apartments, Deceptively SPACIOUS Property, Ground Floor Occupying Entire Floor with PRIVATE Rear Garden, Potential for Further Development & May Suit Range of Different Uses, Needs Modernisation, CHAIN FREE



Council Tax Band: B

Tenure: Freehold



## GROUND FLOOR FLAT

### 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

B

## 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

E

### COUNCIL TAX BAND .

B



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.





Total Area: 2033 ft<sup>2</sup> ... 188.9 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 Jtm 2022



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</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	

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.