



15 Cornwall Road, Littlehampton, BN17 6EF

£479,000

- Four Bedroom Period Semi Detached House
- 27'09 Lounge/Diner
- Close To Local Schools
- Viewing Recommended
- 14'11 Master Bedroom With En Suite
- Driveway Parking
- 10'06 Four Piece White Bathroom
- 14'08 Kitchen/Breakfast Room
- Spacious Accommodation Over Three Floors
- Retaining Period Features

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Council Tax Band: D

Tenure: Freehold



LIVING ROOM

14'3" x 12'7"

DINING ROOM

12'11" x 10'3"

KITCHEN/BREAKFAST ROOM

14'8" x 7'11"

BEDROOM

14'11" x 11'6"

BEDROOM

14'3" x 9'1"

BEDROOM

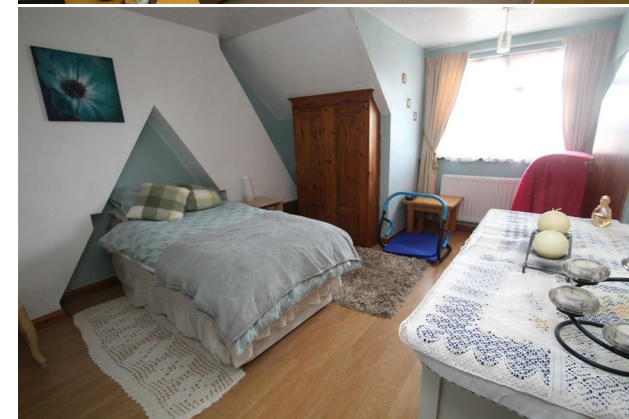
12'11" x 11'3"

BEDROOM

10'2" x 7'0"

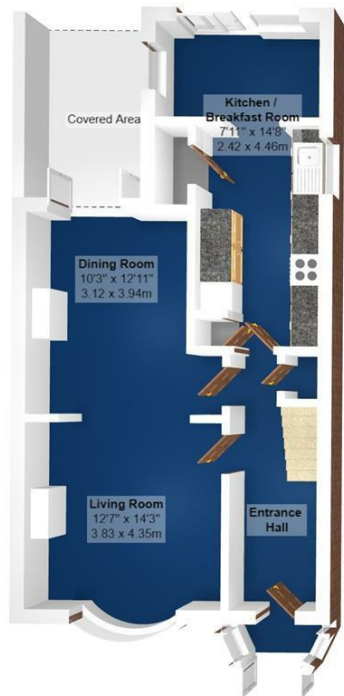
BATHROOM

10'6" x 6'11"



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.



Ground Floor



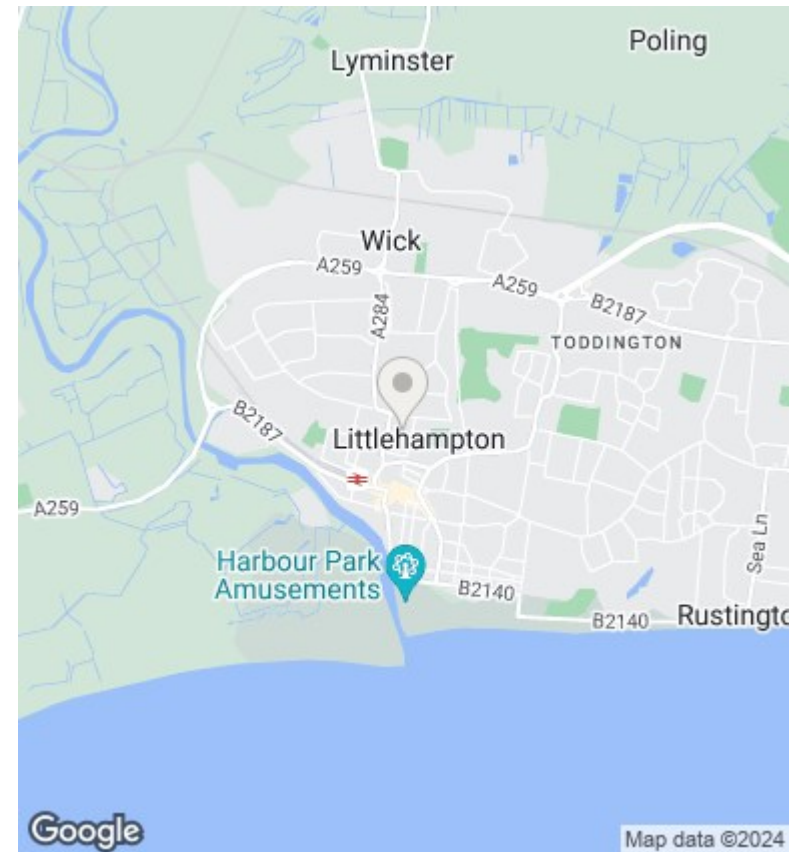
First Floor



Second Floor

Total Area: 1440 ft² ... 133.8 m² (Excludes Covered Area)

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	58	
(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.