



## 41 East Ham Road, Littlehampton, BN17 7AP

£335,000

- Substantial Period Terrace House
- Three Double Bedrooms
- 18'3 Hobbies Room
- Chain Free
- 27' Kitchen/Diner
- Close to Town Centre Train Station & Local Schools
- Popular Residential Location
- 25' Lounge/Diner
- South/Westerly Facing Rear Garden
- Retaining Character Features

# 41 East Ham Road, Littlehampton BN17 7AP

Charming substantial period terrace house, a delightful residence boasting three spacious double bedrooms. Situated in a prime location, it offers proximity to the town centre, train station, and local schools, ensuring both convenience and accessibility.

The heart of this home lies in its impressive 27' kitchen/diner, providing a perfect space for culinary delights and gatherings. The 25' lounge/diner offers a warm and inviting atmosphere, creating an ideal setting for relaxation and entertaining.

Step into the enchanting south/westerly facing rear garden, an ideal spot for soaking up the sun and enjoying al fresco moments.

Explore the versatility of the 18'3" hobbies room, a space that can be tailored to suit your individual preferences and interests.

Retaining its character features, this period terrace house combines the best of both worlds - the timeless appeal of classic elements and the modern functionality desired for contemporary living. Offered chain-free, it presents an opportunity for a seamless and stress-free transition to your new home. Don't miss the chance to make this property your own!



Council Tax Band: C

Tenure: Freehold





### Lounge

14'09 x 10'08

Boasting an open fire place and hardwood flooring. The bay fronted window allow ample light.

### Dining Room

11'10 x 8'08

Also has hardwood floors and a feature fireplace. A door also leads to the garden.

### Kitchen/Diner

27'00 x 8'07

A modern and bright space with a door leading to the garden

### Bedroom 1

14'10 x 14'02

A large space, bright with bay fronted window

### Bedroom 2

11'11 x 8'11

A good sized second bedroom with hardwood floors

### Bedroom 3

9'06 x 7'02

A good sized room with hardwood floors and a large window making the space seem bright and airy

### Hobbies Room

18'03 x 11'01

An additional room great for hobbies or whatever you may desire.

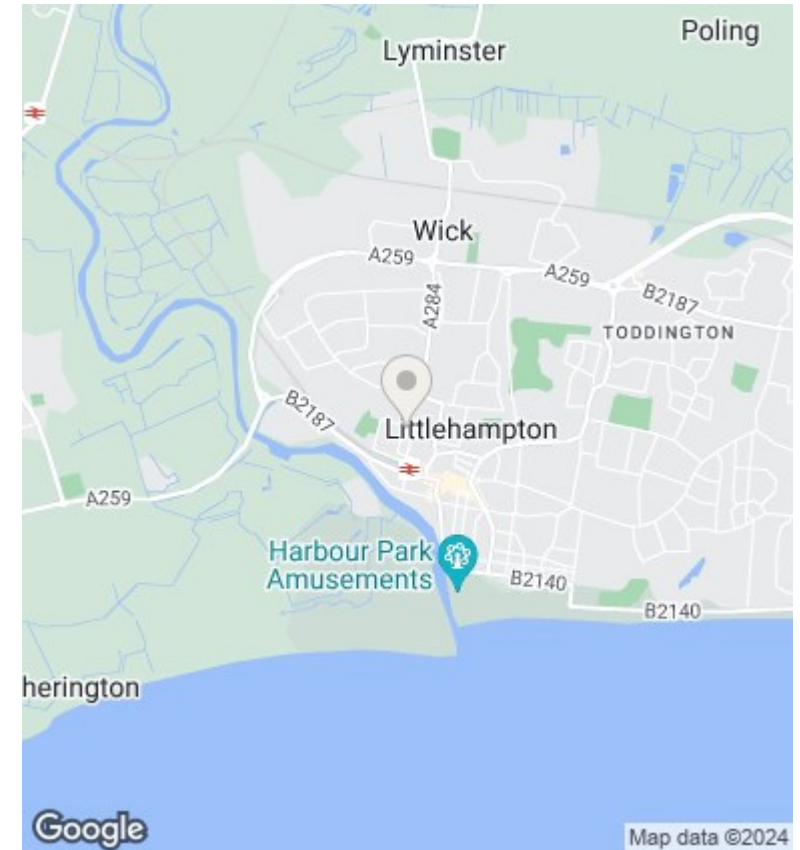


Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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.