



# 1 Viking Terrace Surrey Street, Littlehampton, West Sussex, BN17

Offers In The Region Of £389,950

- Four Bedroom Town House
- Bedroom Two/Lounge with Southerly Facing Balcony
- Second Floor Master Bedroom With En Suite
- Chain Free
- Walking Distance to River Arun & Seafront & Views Towards River Arun From First Floor
- Refitted Southerly Facing 14'00 Kitchen/Diner
- Updated Boiler & Water System (2018)
- Allocated Parking Space
- Versatile Accommodation Spread Over Three Floors
- Viewing Highly Recommended To Appreciate all This Riverside Home Has to Offer

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Introducing this four-bedroom townhouse, perfectly situated within walking distance to the picturesque River Arun and seafront. Nestled conveniently close to high street shops and the train station, this residence offers accessibility to essential amenities and transportation hubs.

Boasting versatile accommodation spread across three well designed floors, this home provides ample space for modern living. With its own allocated parking space, a private Southerly Facing Courtyard and views towards the river from the first floor balcony, this gem shouldn't be missed!

The heart of this home lies within its expansive 14'00 kitchen/diner which expands to the courtyard, is ideal for hosting gatherings or enjoying family meals. The inclusion of a study within this townhouse adds versatility and options. Retreat to the luxurious master bedroom, complete with an upgraded en-suite, or bedroom two with it's own balcony with views towards the river.

Fully refurbished en-suite and family bathroom in 2018. Both bathrooms have modern fixtures, fittings, and finishes, providing a fresh and contemporary feel.

Viewing is highly recommended to fully appreciate all this property has to offer. Best of all, it's chain-free, making the transition to your dream home even smoother.



Council Tax Band: D

Tenure: Freehold





### LOUNGE

13'8" x 9'9"

Dual Aspect to Front of Property

### KITCHEN/DINER

14'0" x 13'9"

Providing access to the southerly facing rear garden.

### BEDROOM

13'8" x 9'9"

### BEDROOM

13'8" x 10'8"

With access to southerly facing balcony- could be used as bedroom or the lounge.

### BEDROOM

8'8" x 7'3"

### BEDROOM

11'4" x 7'1"

### BATHROOM

9'10" x 6'2"

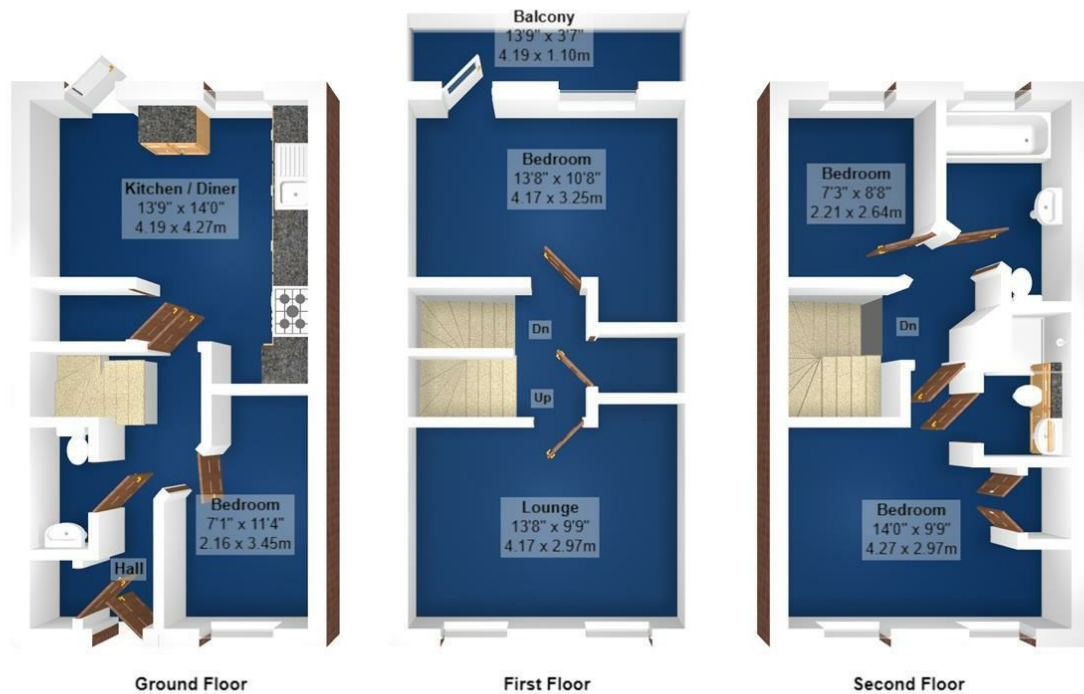
### ENSUITE

7'2" x 4'5"



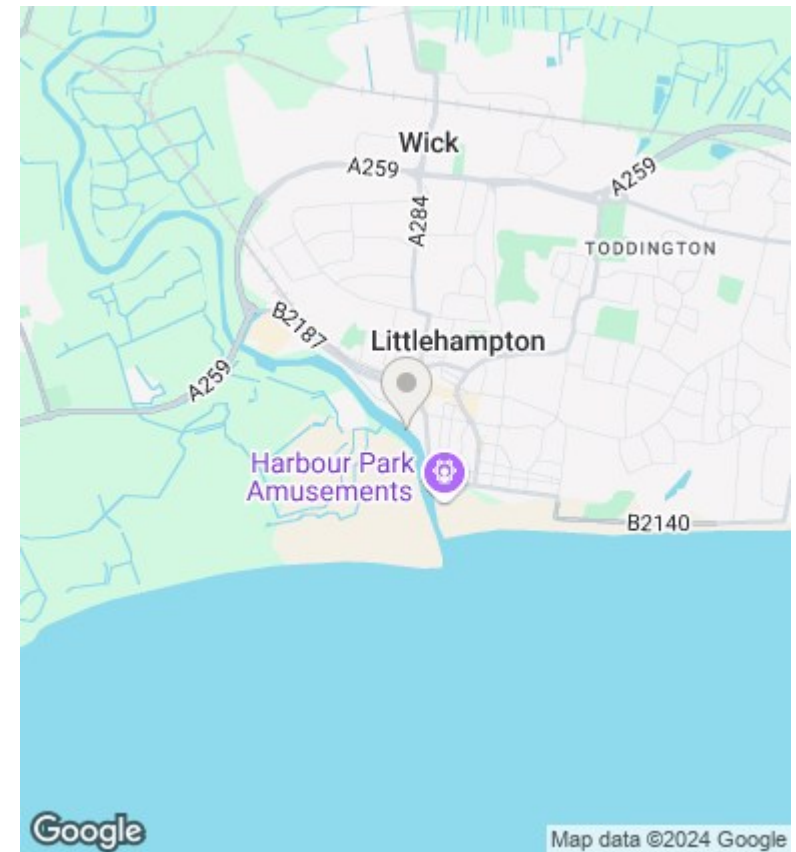
Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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: 1084 ft<sup>2</sup> ... 100.7 m<sup>2</sup> (Excluding Balcony)

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 2023



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 73                      | 84        |
| <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.