



# 12 Purbeck Place, Littlehampton, BN17 5DP

Offers Over £400,000

- Extensively Modernised & Beautifully Presented Four Bedroom Period Terrace House
- Feature 11'03 Newly Refitted Bathroom
- 26'02 Lounge/Dining Room
- Off Road Parking
- Newly Redecorated Throughout & New Flooring Throughout
- Spacious Accommodation Spread Over Three Floors
- Chain Free
- Stunning 14'09 Newly Refitted Kitchen
- Central Location Close To River Arun, Train Station, Seafront & Shops
- Viewing Highly Recommended To Appreciate Condition Of This Property

# 12 Purbeck Place, Littlehampton BN17 5DP

Welcome to your future home - a meticulously modernized and exquisitely presented four-bedroom period terrace house, nestled in a central location close to the picturesque River Arun, the convenience of the train station, the allure of the seafront, and the bustling charm of nearby shops.

As you step inside, you'll be immediately captivated by the seamless fusion of classic charm and contemporary elegance. The property boasts spacious accommodation spread over three floors, providing ample room for both relaxation and entertainment.

The heart of the home lies within the stunning 14'09 newly refitted kitchen, where culinary dreams come to life amidst sleek countertops, state-of-the-art appliances, and abundant storage space. Whether you're a culinary enthusiast or a casual cook, this kitchen is sure to inspire creativity and delight the senses.

Adjacent to the kitchen, the expansive 26'02 lounge/dining room beckons with its warm ambiance and versatile layout. Bathed in natural light and adorned with tasteful finishes, this inviting space sets the stage for memorable gatherings with loved ones or tranquil evenings of relaxation.

Retreat to the upper floors, where rest and rejuvenation await in the four well-appointed bedrooms. The crown jewel of the home is the striking 11'03 newly refitted bathroom, a sanctuary of luxury featuring contemporary fixtures, indulgent soaking tub, and a separate shower area. Pamper yourself in style and unwind after a long day with a soothing soak in the tub or a refreshing rinse under the rainfall shower.

Outside, the property offers the convenience of off-road parking, ensuring hassle-free arrivals and departures. Step into the private outdoor space, where you can bask in the sunshine, indulge in al fresco dining, or simply unwind. Freshly redecorated throughout and adorned with new flooring, this property epitomizes turnkey perfection.



Council Tax Band: C

Tenure: Freehold





### LIVING ROOM

13'4x11'7

Newly Redecorated &  
New Flooring

### DINING ROOM

12'7x10'3

New Decorated & New  
Flooring

### KITCHEN

14'09x6'09

Newly Refitted With Fully  
Integrated Appliances

### BATHROOM

11'3x6'06

Luxury "boutique hotel"  
style bathroom

### BEDROOM 1

13'09x12'02

Newly Redecorated &  
Recarpeted

### BEDROOM 2

15'02x10'02

Newly Redecorated &  
recarpeted

### BEDROOM 3

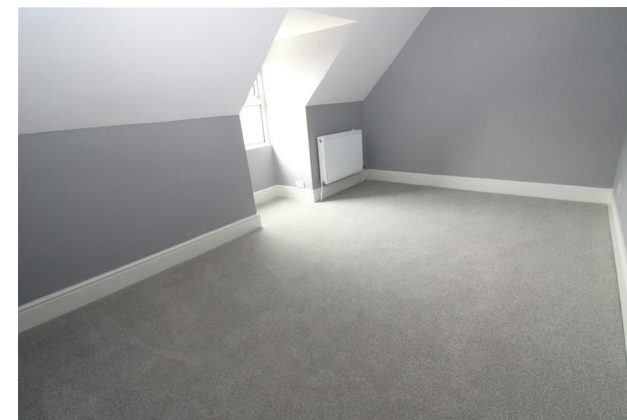
12'02x9'09

Newly redecorated &  
recarpeted

### BEDROOM 4

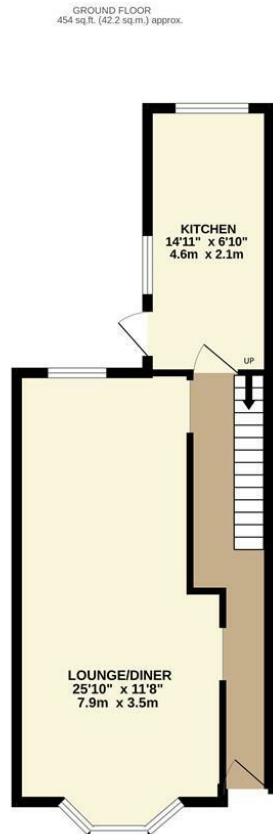
10'09x9'08

Newly redecorated &  
recarpeted

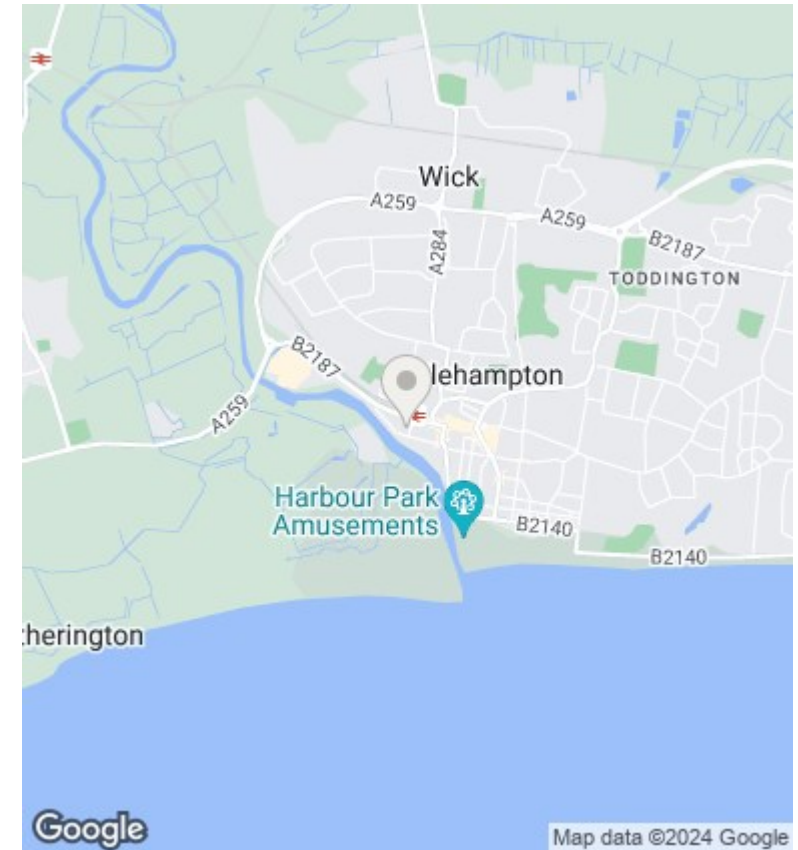


Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East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



4 BEDROOM HOUSE  
TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.