



## 20, River Road, Littlehampton, West Sussex, BN17 5BN

£330,000

- Character Period Terrace Close To River Arun and Seafront
- Two Separate Reception Rooms
- Ground Floor Bathroom
- Private East Facing Rear Garden
- Central Location Close To Train Station
- 14'10 Refitted Kitchen
- Ideal Central Location With Easy Walking Distance To Shops
- Close To Town Centre
- Three Double Bedrooms
- 11'9 West Facing Lounge

# River Road, West Sussex BN17 5BN

Nestled in an ideal central location, this charming period terrace offers a blend of character and modern conveniences. Perfectly situated close to the River Arun and the seafront, it provides easy access to scenic views and refreshing coastal walks. The property is also conveniently located near the train station and town centre, making commuting and shopping a breeze.

Enjoy ample living space with two distinct reception rooms, perfect for entertaining guests or relaxing with family.

The property boasts three generously sized double bedrooms, offering comfortable accommodation for families or guests.

The 11'9" West facing cosy lounge is bathed in natural light throughout the afternoon and evening, creating a warm and inviting atmosphere.

The spacious 14'10" refitted kitchen has been thoughtfully updated, providing a perfect area for preparing meals and gathering.

The secluded garden provides a peaceful retreat, ideal for morning coffee or evening relaxation.

A conveniently located bathroom on the ground floor adds to the practicality and accessibility of this home.

**Proximity to River Arun and Seafront:** Just a short stroll to the picturesque River Arun and the beautiful seafront, offering plenty of recreational opportunities.

Easy access to public transport ensures stress-free commuting and travel.

A central location that puts you within walking distance of shops, restaurants, and other amenities, enhancing the convenience and lifestyle appeal.

This property is an excellent choice for those seeking a central and well-connected home with character and modern amenities.



Council Tax Band: C

Tenure: Freehold



**KITCHEN**

14'10 x 8'9

**LIVING ROOM**

11'9 x 11'3

**DINING ROOM**

11'3 x 9'9

**BEDROOM 1**

15'2 x 11'3

**BEDROOM 2**

11'3 x 10'

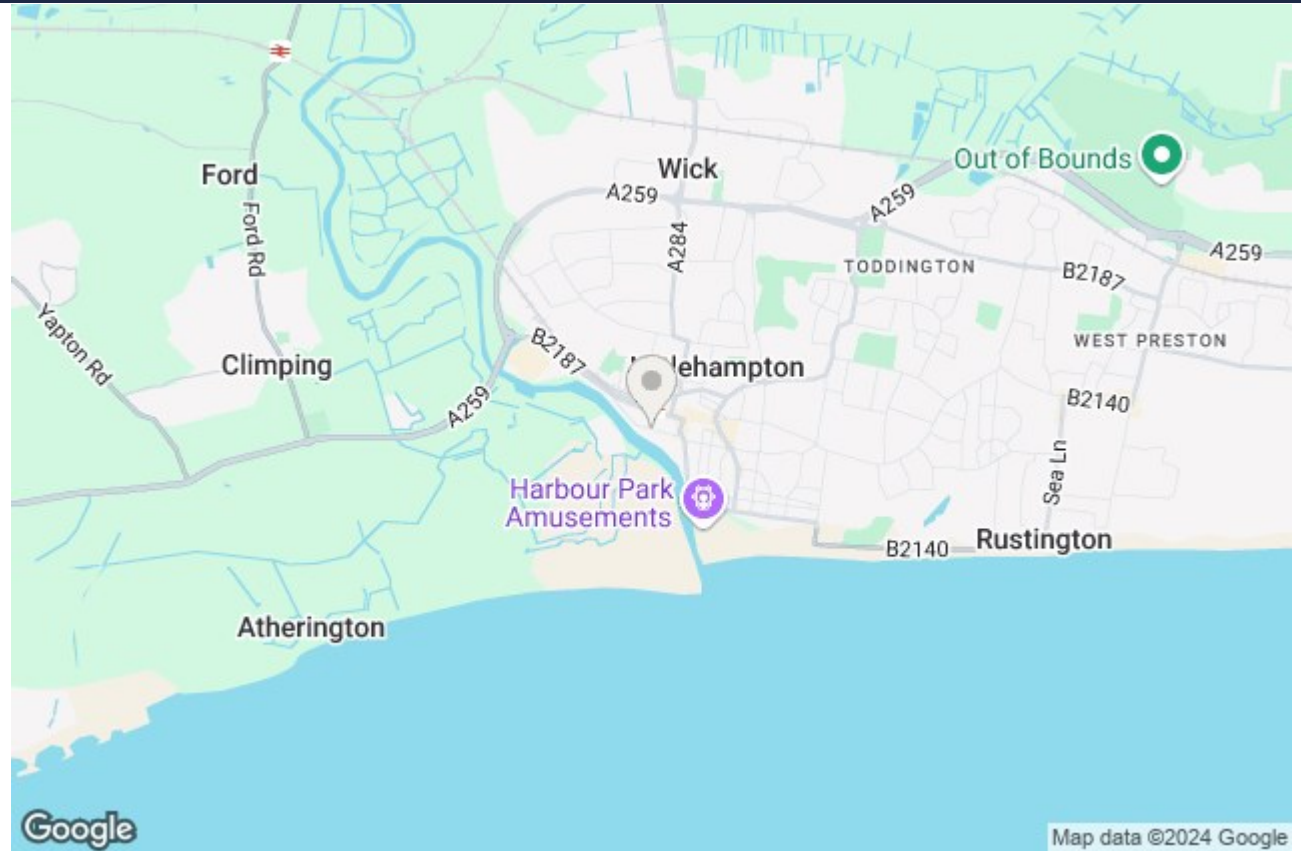
**BEDROOM 3**

8'1 x 8'10

**BATHROOM**


9' x 4'4





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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		89
(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>		
<i>Not energy efficient - higher running costs</i>		
	72	
<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.