



72 Arundel Road, Littlehampton, BN17 7DF

Offers Over £500,000

- Substantial Five Bedroom Period Detached House
- 17'02 Kitchen/Breakfast Room
- Close To Local Junior & Senior Schools
- Viewing Highly Recommended To Appreciate Size Of Accommodation
- 20'00 Garage & Ample Off Road Parking
- Spacious Accommodation Spread Over Three Floors
- 17'00 Master Bedroom
- Two Separate Reception Rooms
- Central Location Close To Town Centre & Train Station
- Under A Mile To River Arun & Seafront

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This impressive period detached house offers spacious and versatile accommodation arranged over three floors, making it an ideal family home. Situated in a central location, this property is close to the town centre and train station, providing convenient access to local amenities and transport links.

The property boasts two separate reception rooms, perfect for family gatherings and entertaining guests. Each room retains charming period features, adding character and elegance.
Kitchen/Breakfast Room: The 17'02" kitchen/breakfast room is the heart of the home, offering ample space for dining and cooking. It is well-equipped with plenty of storage, making it ideal for family meals and socializing.

On the first floor, you will find generously sized bedrooms, including a 17'00" master bedroom. Each room provides a comfortable and private retreat, with large windows allowing natural light to flood in. The house features modern bathrooms fitted with quality fixtures and finishes, catering to the needs of a busy household.

The top floor offers further bedroom accommodation, ideal for older children, guests, or as a home office.

The property includes a 20'00" garage and ample off-road parking, ensuring convenience for multiple vehicles. Situated under a mile from the River Arun and the seafront, the location is perfect for enjoying outdoor activities and scenic walks. The property is also close to local junior and senior schools, making it an excellent choice for families with children.



Council Tax Band: E

Tenure: Freehold



LIVING ROOM

17'09x12'10

DINING ROOM

13'10x12'01

KITCHEN/BREAKFAST ROOM

17'2x11'06 max

GARAGE

20'00x9'04

BEDROOM 1

17'00x12'10

BEDROOM 2

17'08 max x 13'00 max

BEDROOM 3

13'11x12'02

BEDROOM 4

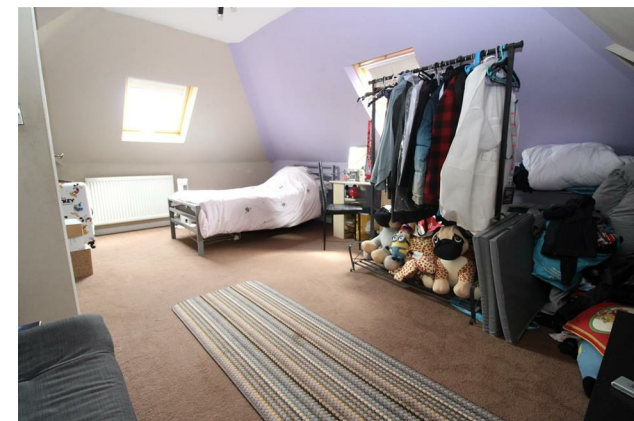
11'06x7'03

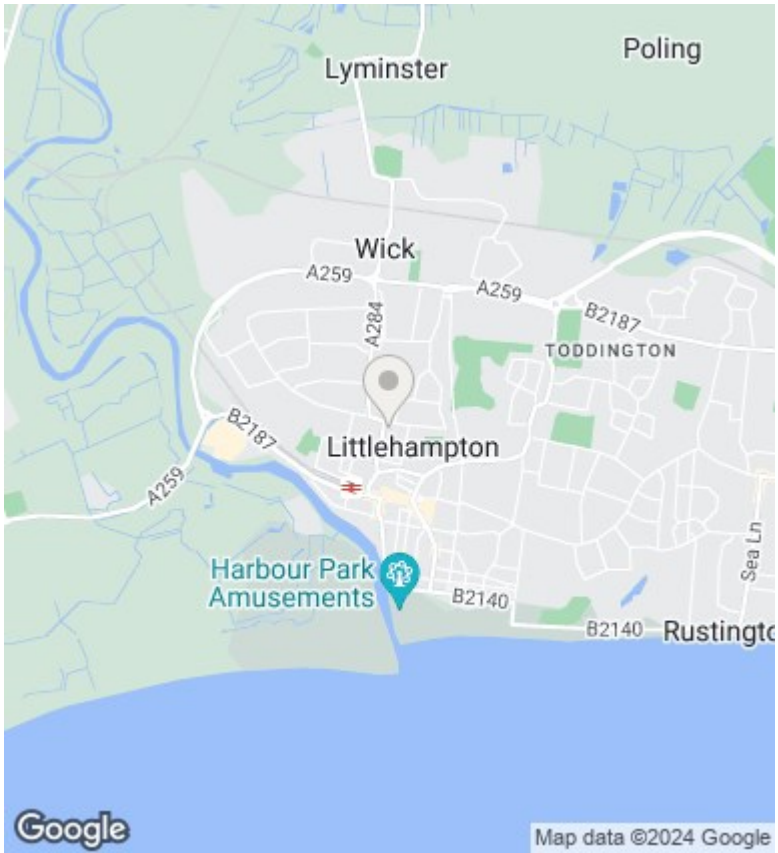
BEDROOM 5

8'02x7'11

BATHROOM

9'5x5'7





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) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	49	
(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.