



23 Peregrine Road, Littlehampton, BN17 6DT

£735,000

- Beautifully Presented Substantial 1950's Detached House On Approximately 1/4 Acre Overall Plot
- Offered In Excellent Condition Throughout As Extensively Updated By Current Owners
- Ample Driveway Parking and 18'6x15'10 Double Garage
- Four Double Bedrooms
- Stunning Feature Rear Garden with Garden Room/Home Gym To Side
- Two Generous Separate Reception Rooms
- Utility Room & Ground Floor Cloakroom
- 15'00 Master Bedroom
- 12'03 Kitchen With White Gloss Handleless Cabinets Overlooking Rear Garden
- Viewing Highly Recommended To Appreciate Size Of Property & Overall Plot

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Welcome to this beautifully presented, substantial 1950s detached house, set on an expansive 1/4 acre plot. Lovingly updated by the current owners, this home is offered in excellent condition throughout.

The home boasts four generously sized double bedrooms, ensuring ample space for family and guests.

Enjoy the luxury of two large reception rooms, perfect for entertaining or relaxing.

Practicality is at the forefront with a convenient utility room and a ground floor cloakroom.

The impressive 15'00 master bedroom offers a spacious and comfortable retreat.

The 12'03 kitchen, featuring sleek white gloss handleless cabinets, overlooks the picturesque rear garden. A beautifully landscaped feature rear garden provides a serene outdoor retreat and features a garden room/home gym to the side, creating a versatile outdoor space for relaxation and fitness.

The spacious driveway offers ample parking, complemented by an 18'6 x 15'10 double garage with an electric door.

Viewing is highly recommended to fully appreciate the size and quality of this exceptional property and its overall plot. Don't miss the opportunity to make this stunning house your new home!



Council Tax Band: F

Tenure: Freehold



Porch

4'04 x 6.07

Living Room

16'11 x 12'10

Dining Room

14'11 x 11'04

Kitchen

12'03 x 9'11

Utility Room

152'00 x 5'00

Ground Floor W/C

5'10 x 4'03

Master Bedroom

15'00 x 12'10

15' x 12'10 into wardrobes

12'10 x 12'10 up to wardrobes

Bedroom Two

15'00 x 11'05

Bedroom Three

12'05 x 10'01

Bedroom Four

11' 05 x 8'11

Bathroom

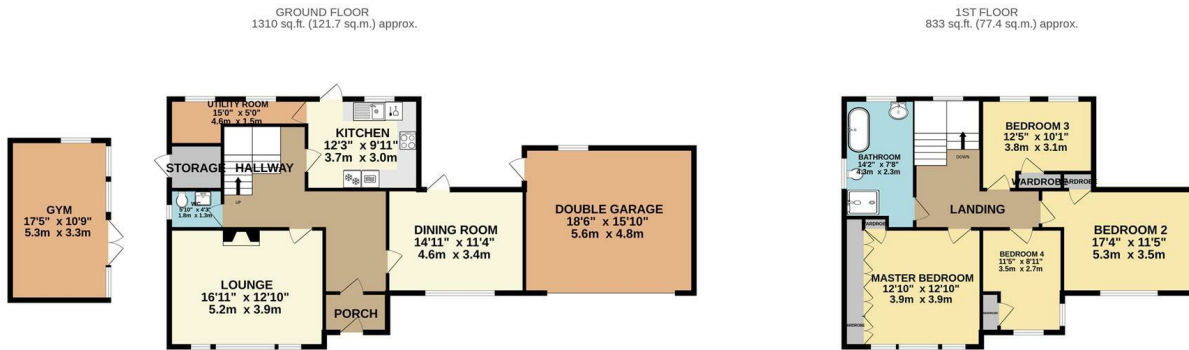
12'11 x 7'08

Garage

18'6 x 15'10

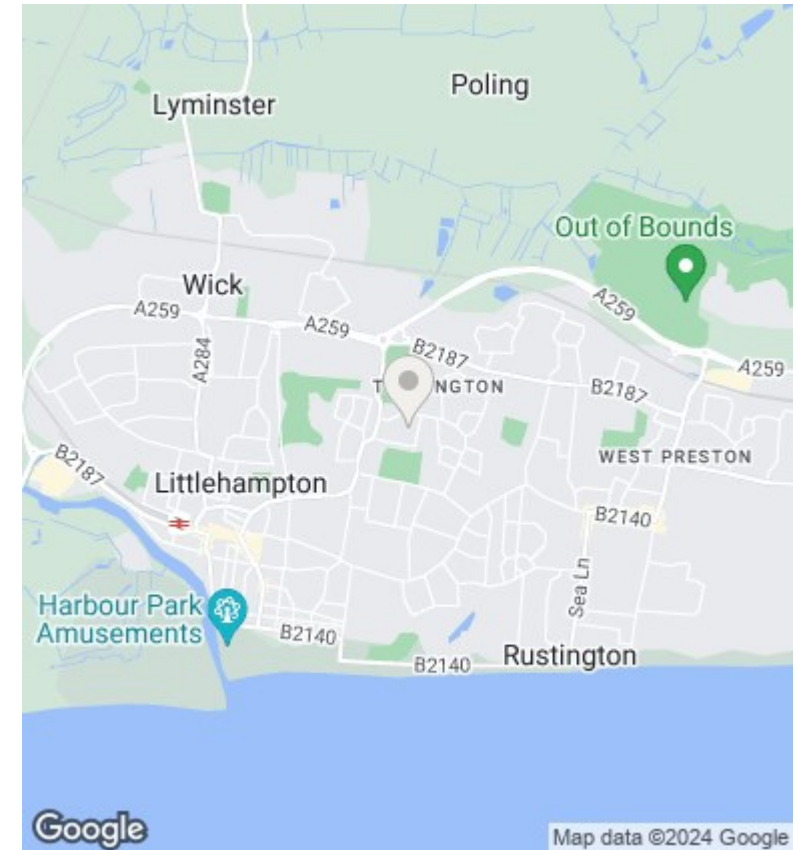
With electric door





FOUR BEDROOM DETACHED HOUSE
 TOTAL FLOOR AREA : 2144 sq.ft. (199.2 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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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		
(69-80) C		
(55-68) D		
(39-54) E		
(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.