



# 11 East Ham Road, Littlehampton, BN17 7AW

£300,000

- Substantial Period Terrace House
- 14'04 Lounge
- Four Bedrooms
- Chain Free
- Three Separate Reception Rooms
- 12'04 Breakfast Room Adjoining Kitchen
- Central Location Close To Town Centre, Train Station & Local Schools
- South Westerly Aspect Rear Garden
- 12'11 Further Reception Room
- Close To River Arun & Seafront



# 11 East Ham Road, Littlehampton BN17 7AW

This spacious period terrace house offers a perfect blend of character and practicality, making it an ideal family home. The property features three separate reception rooms, providing versatile living spaces for relaxation and entertainment. The lounge, measuring 14'04, is perfect for family gatherings, while the 12'04 breakfast room adjoins a well-equipped kitchen, offering a convenient layout for day-to-day living. An additional reception room of 12'11 provides further flexibility.

Upstairs, you'll find four generously sized bedrooms, perfect for accommodating a growing family. The south-westerly aspect rear garden offers a delightful outdoor space to enjoy the sun.

Located in a prime central area, this home is within easy reach of the town centre, train station, local schools, the River Arun, and the seafront. Offered with no onward chain, this property is ready for its new owners to move in and make it their own.



Council Tax Band: C

Tenure: Freehold



LOUNGE

14'04x12'03

DINING ROOM

12'11x10'07

BREAKFAST ROOM

12'04x10'10

KITCHEN

9'05x8'07

BEDROOM 1

11'07x10'11

BEDROOM 2

11'07x10'11

BEDROOM 3

9'06x8'08

BEDROOM 4

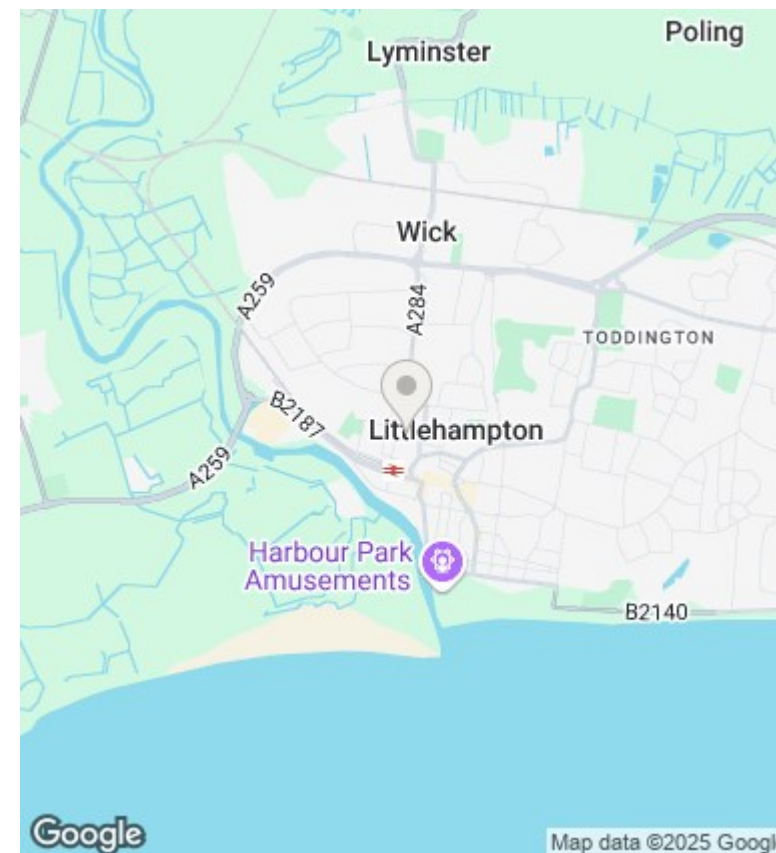
9'02x8'01

BATHROOM

8'05x5'08

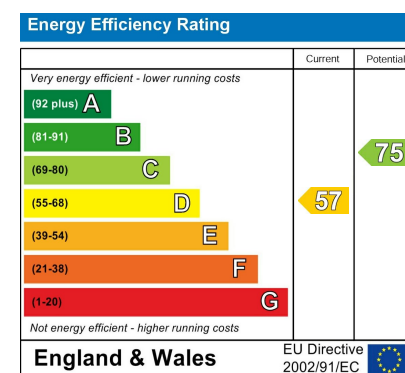






Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East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



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.