



# Fuschsia Cottage, 11 Church Street, Littlehampton, West Sussex,

£350,000

- Beautifully Presented Period Cottage (Grade II Listed)
- Two Separate Reception Rooms With Working Fireplaces
- Two/Three Bedrooms
- Vendor Suited To Chain Free Property
- Brimming With Period Charm & Character Features
- South Facing "suntrap" Front Garden
- 8'02 Refitted Bathroom
- Convenient Location Close To Town Centre, Seafront & Train Station
- Sympathetically Updated Throughout
- Viewing Highly Recommended To Appreciate Character Of This Fine Cottage



# 11 Church Street, West Sussex BN17 5EL

Nestled in a convenient and sought-after location close to the town centre, seafront, and train station, this beautifully presented period cottage exudes charm and character at every turn. Stepping inside, you'll immediately notice the original features that have been lovingly preserved including the ornate fireplaces in the two separate reception rooms, both of which are fully functional, offering a cosy and inviting atmosphere.

The cottage has been sympathetically updated throughout, ensuring modern comforts blend seamlessly with its period charm. The south-facing front garden is a true "suntrap," providing a peaceful outdoor retreat perfect for enjoying the sunshine. With two to three bedrooms, this home offers versatile living options, whether you need additional space for guests or a home office.

A well-appointed bathroom adds to the convenience of this delightful property. Viewing is highly recommended to fully appreciate the character and warmth this fine cottage has to offer. With the vendor suited to a chain-free property, this home presents an excellent opportunity for those looking to move quickly and enjoy the unique blend of period charm and modern living.



Council Tax Band: D

Tenure: Freehold



**LOUNGE**

15'10x11'04

**DINING ROOM**

14'05x8'11

**KITCHEN**

9'11x7'6

**BEDROOM 1**

11'06x9'09

**BEDROOM 2**

12'03x9'06

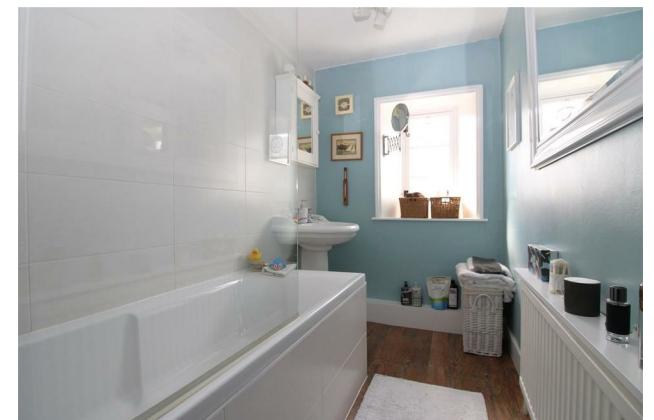
**BEDROOM 3**

15'08x13'01

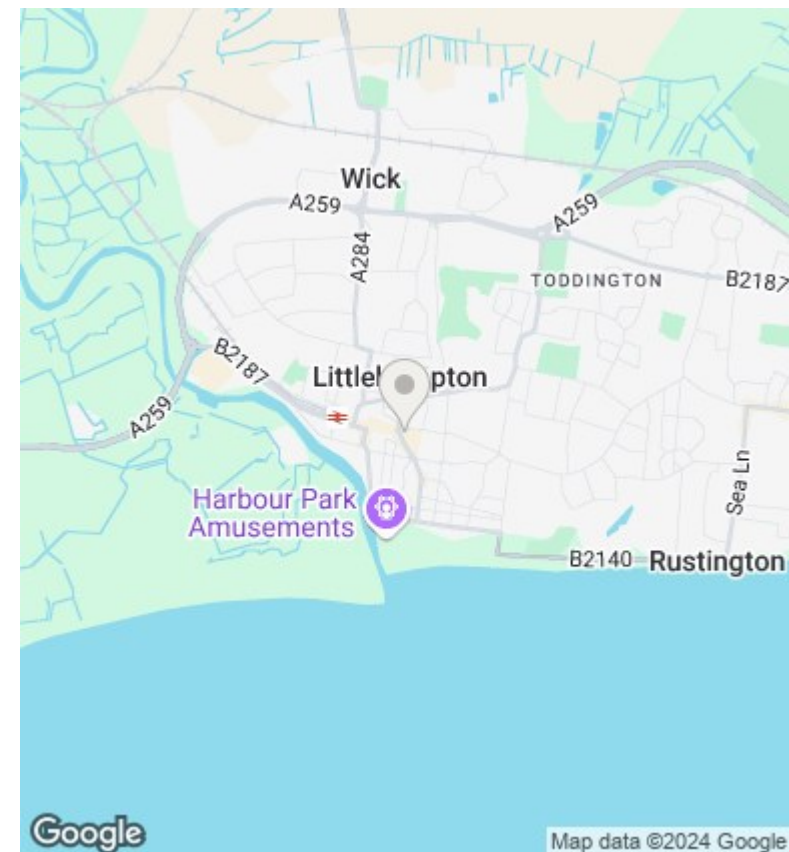
Part Sloping Ceilings so  
maximum measurements  
for room

**BATHROOM**

8'02x4'08







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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.