



33 East Street, Littlehampton, Littlehampton, West Sussex, BN17 6AU

£215,000

- Character Cottage
- 0.5 Miles to Seafront
- 23'5 Lounge/Diner
- 9'4 REFITTED Kitchen
- Chain Free
- Two Double Bedrooms
- Close to TOWN CENTRE & Local Shops
- 11'11 Bedroom One
- Ground Floor Bathroom
- Vacant Possession

Description

Charming character cottage located on East Street in Littlehampton. This delightful property boasts a 23'5" x 13'3" reception room, two double bedrooms, and a ground floor bathroom.

Situated just 0.5 miles from the seafront, this cottage offers easy access to the beach, allowing you to enjoy leisurely strolls along the shore and soak in the refreshing sea breeze. Additionally, its proximity to the town centre ensures that all amenities are within reach, from quaint cafes to convenient shops.

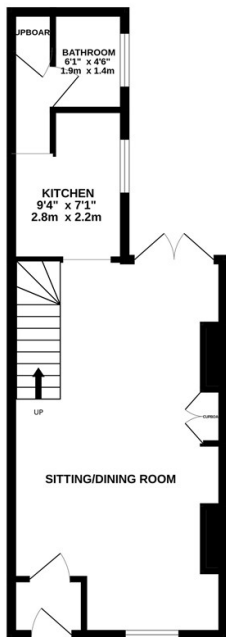
The courtyard to the rear of the property provides a private outdoor space.

Offered chain-free with vacant possession, this cottage presents a fantastic opportunity for those looking to make it their own. While some modernisation is needed, this allows you the freedom to put your personal touch on the property and create a cosy haven that reflects your style and preferences.

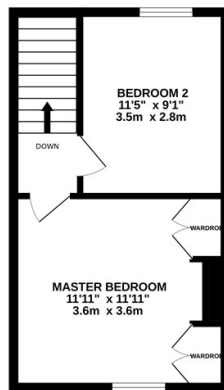
Don't miss out on the chance to own this character-filled cottage in a sought-after location. Contact us today to arrange a viewing and start envisioning the endless possibilities that this cottage has to offer.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.2 sq.m.) approx.



LOUNGE/DINER
23'5" x 13'3"

KITCHEN
9'4" x 7'1"

BEDROOM ONE
11'11" x 11'11"

BEDROOM TWO
10'11" x 9'1"

BATHROOM
6'1" x 5'1"

COUNCIL TAX BAND
B

EPC RATING
D

TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.
While 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 or omission in measurement. This plan is for illustrative purposes only and should be used as a guide for 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 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.