



## 31a Horsham Road, Littlehampton, BN17 6BZ £244,950

- Spacious Split Level Masionette
- Private Rear Garden
- 13x13 Bedroom Two
- Viewing Highly Recommended To Appreciate Size Of Accommodation
- 20'01 Lounge/Diner
- Allocated Parking Space
- 12'05 x 8'06 Dressing Room/Study
- 13'02 x 11'06 Modern Kitchen/Breakfast Room
- 13'01 x 12'06 Master Bedroom With En-Suite
- 17'00 Dining Hall

# 31a Horsham Road, Littlehampton BN17 6BZ

- RECENTLY BACK TO MARKET DUE TO A CHAIN BREAK - Delightful two-bedroom maisonette offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere.

The property features two well-proportioned bedrooms, providing ample space for rest and personalisation. Each room is designed to maximise comfort, making it an ideal retreat after a long day. The bathroom is thoughtfully appointed, ensuring functionality and style for your daily routines.

Littlehampton is known for its picturesque coastal scenery and vibrant community, making this location particularly appealing. Residents can enjoy easy access to local amenities, including shops, parks, and the beautiful beach, all within a short distance. The area is well-connected, offering convenient transport links for those commuting to nearby towns or cities.

This property presents an excellent opportunity for first-time buyers, small families, or those seeking a peaceful retreat by the coast. With its charming features and prime location, this property is not to be missed. Embrace the coastal lifestyle and make this lovely house your new home.



Council Tax Band: D

Tenure: Leasehold





### LOUNGE

20'01x18'10 max

### KITCHEN

13'02x11'06

### BEDROOM 1

13'01x12'06

### EN SUITE

7'01x7'00

### BEDROOM 2

13'00x13'00

### DRESSING ROOM/STUDY

12'05x8'06

### DINING HALL

17'00x7'01

### FAMILY BATHROOM

7'06x6'03

### LEASE

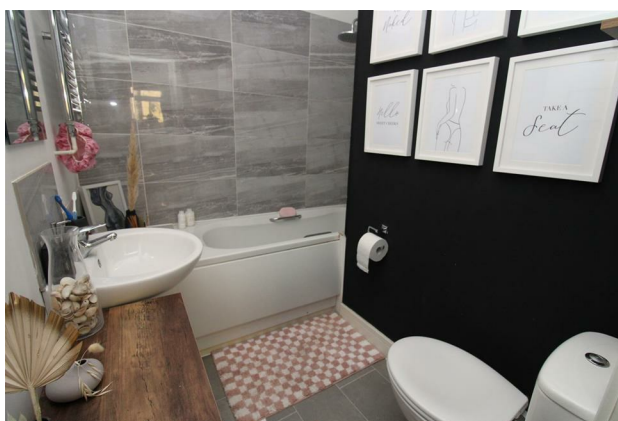
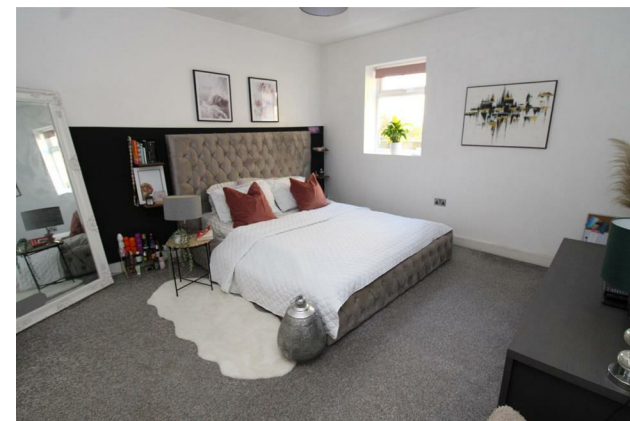
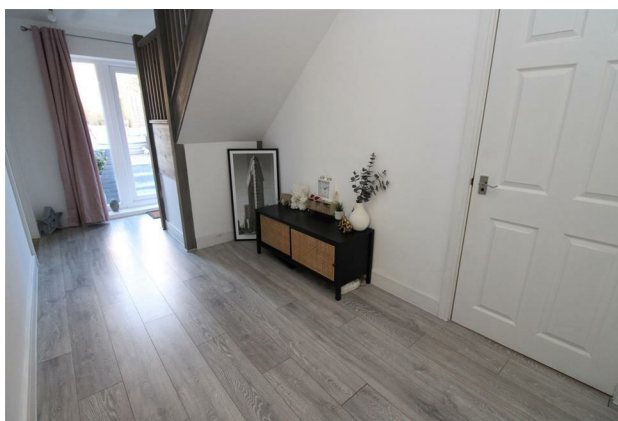
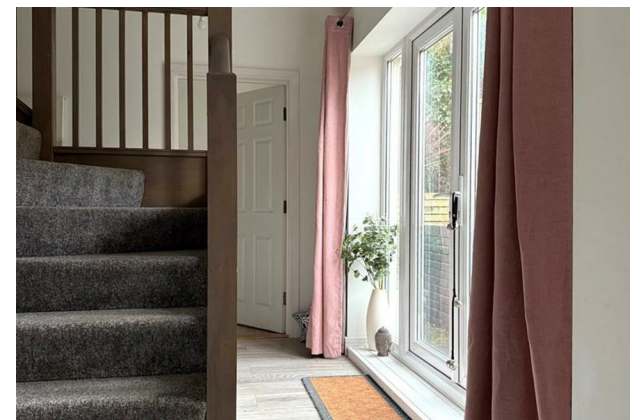
Approx 120 years  
remaining

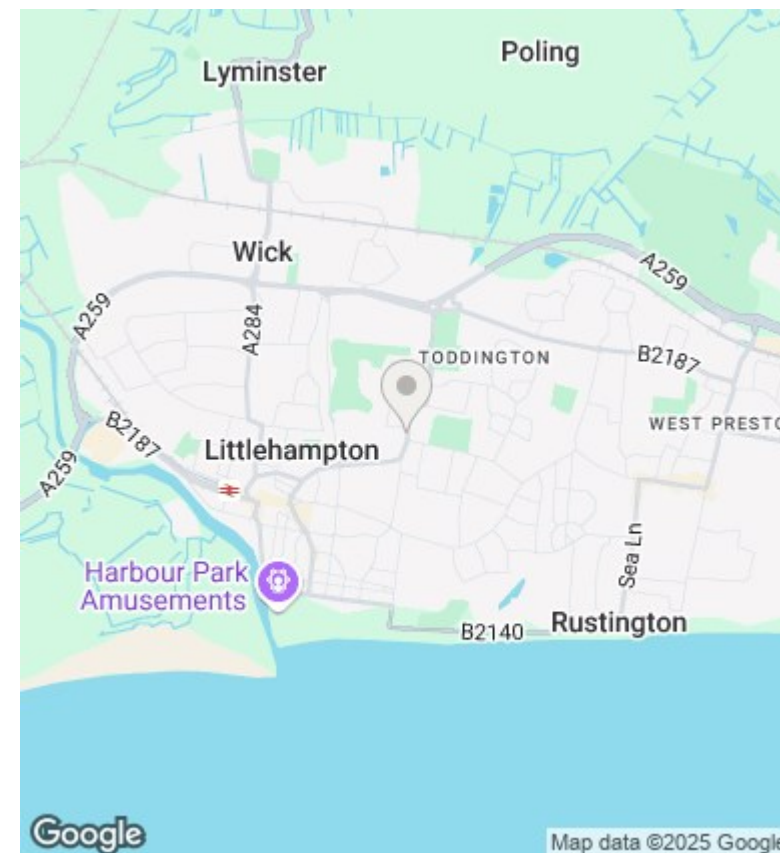
### GROUND RENT

Approx £210 PA

### SERVICE CHARGE

Approx £1,548 pa





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	42	55
<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.