



## 11 Matheson Place, Littlehampton, Littlehampton, BN17 7GF £280,000

- Modern Persimmon Built 'Alnwick' End of Terrace House
- Two Double Bedrooms
- Master Bedroom with EN-SUITE
- Chain Free
- Two Allocated PARKING Spaces
- 12'8 Kitchen/Diner
- Ground Floor Cloakroom
- South Facing Rear Garden
- 15'2 Lounge
- Cul De Sac Location



# 11 Matheson Place, Littlehampton BN17 7GF

Situated in a quiet cul-de-sac location, this modern end-of-terrace 'Alnwick' house, built by Persimmon Homes, offers well-appointed living spaces and a contemporary finish throughout. Boasting two double bedrooms, including a master with en-suite, the home is ideal for first-time buyers, downsizers, or investors.

The spacious 15'2 lounge provides a welcoming setting for relaxation, while the 12'8 kitchen/diner opens onto a south-facing rear garden, perfect for enjoying sunny days and outdoor dining. Additional features include a ground floor cloakroom, two allocated parking spaces, and the added benefit of being chain free, ensuring a smooth and swift purchase process.

This attractive and low-maintenance property combines modern comfort with excellent convenience, making it a must-see.



Council Tax Band: C

Tenure: Freehold



**KITCHEN/DINER**

12'8" x 8'0"

**LOUNGE**

15'2" x 9'5"

**BEDROOM ONE**

12'8" x 8'6"

**BEDROOM TWO**

9'9" x 8'2"

**BATHROOM**

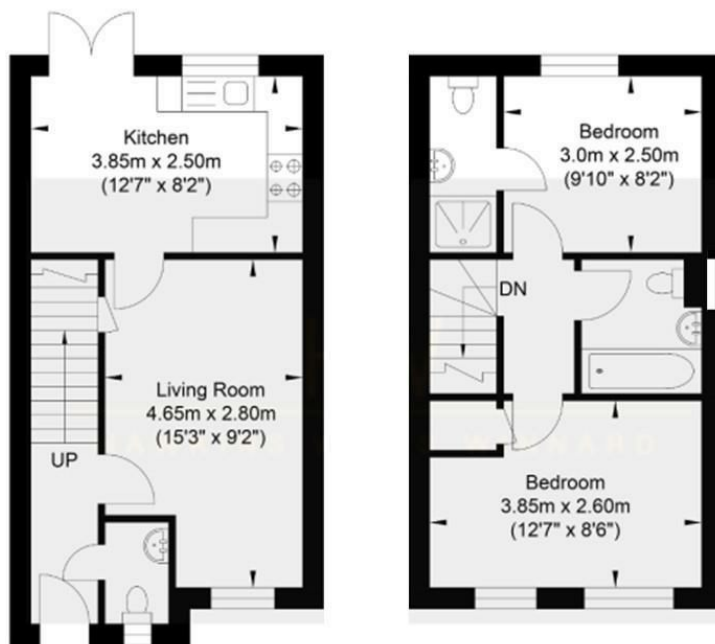
6'3" x 5'7"

ESTATE CHARGE- £285.66

**EN-SUITE**

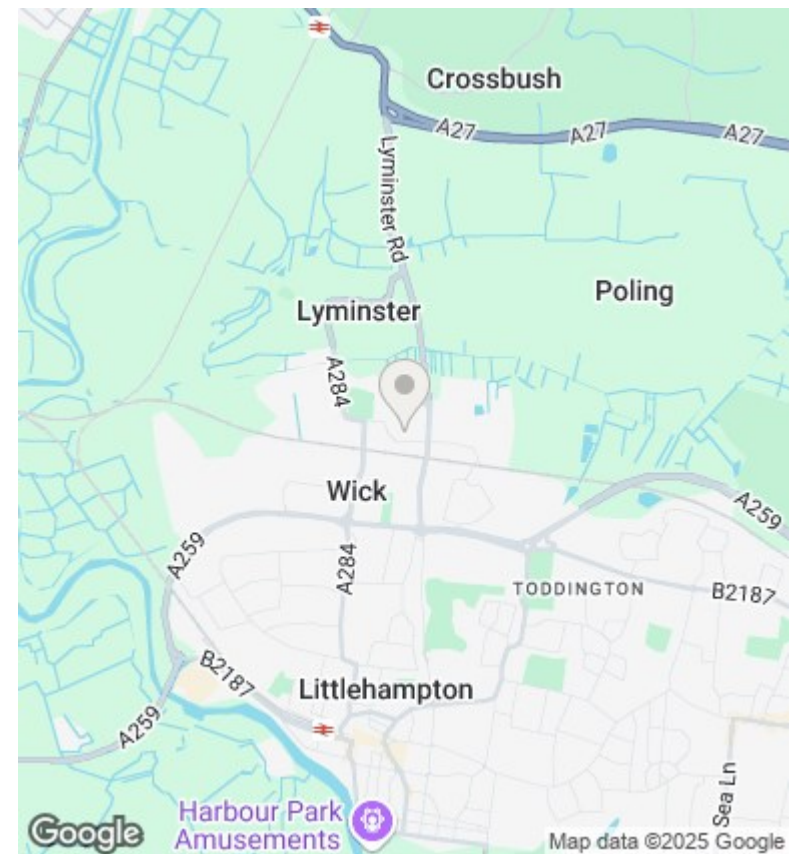






Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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
Very energy efficient - lower running costs		97
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	
(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		
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.