



2 Dukes Court, Duke Street, Littlehampton, BN17 6EU

£197,500

- One Bedroom Freehold House
- Convenient Location Close To Shops & Town Centre
- 12'8x12'1 Lounge
- 18'2 Bedroom
- Viewing Highly Recommended
- Town Centre Location
- Patio Courtyard Area
- 12'1 Kitchen
- En-Suite Shower Room
- Chain Free

Description

Fantastic opportunity to purchase this one bedroom freehold house, ideally situated in a prime town centre location, just moments from a wide range of shops, restaurants, and local amenities. Offering both charm and convenience, this chain free property is perfect for first-time buyers, investors, or those looking to downsize.

Inside, the home boasts a spacious 12'8 x 12'1 lounge, a generous 12'1 kitchen, and an impressive 18'2 bedroom complete with an en-suite bathroom featuring a seperate shower. Outside, a patio courtyard area provides an ideal spot for relaxing or entertaining.

With its central location and well-proportioned accommodation, this property represents a rare find — viewing is highly recommended.

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Council Tax Band: B | Tenure: Freehold



LOUNGE
12'8" x 12'1"

KITCHEN
12'1x5'3

BEDROOM
18'2" x 12'2"

BATHROOM
8'3x8'2
l-shaped room

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.