



14 Thorncroft Road, Littlehampton, BN17 6DD

£350,000

- Substantial 1950's Three Bedroom Semi Detached House
- Large Driveway Giving Extensive Off Road Parking
- Feature 18'9 Kitchen/Dining Room With French Doors To Garden & Underfloor Heating
- Large Rear Garden With Raised Deck Providing Ideal Entertaining Space
- 18'9 Dual Aspect Lounge
- 12'4 Utility Room & Ground Floor Cloakroom
- Scope For Further Extension/Development (STNC)
- Viewing Highly Recommended To Appreciate The Size Of Home & Overall Plot
- 7'6 Family Bathroom
- Close To Local Schools

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A substantial and well-presented 1950s three-bedroom semi-detached house, offering generous living space and set on a sizeable plot. Perfect for families or those seeking room to grow, the property boasts scope for further extension or development (STNC).

At the heart of the home is a stunning 18'9" kitchen/dining room, ideal for modern family living, with French doors opening out to a large rear garden. This impressive outdoor space includes a raised decked area—a perfect setting for entertaining and al fresco dining.

Inside, the accommodation also features an 18'9" dual-aspect lounge, a spacious 12'4" utility room, a ground floor cloakroom, three/four bedrooms and a 7'6" family bathroom.

Externally, the property benefits from a large driveway offering extensive off-road parking.

Viewing is highly recommended to fully appreciate the size of the accommodation and the overall potential this property offers.



Council Tax Band: C

Tenure: Freehold



LOUNGE

18'9 x 12'8

Light room with windows to front and back. Fitted cupboard and further media storage cupboard.

KITCHEN/DINING ROOM

18'9x10'03

Window to front and french doors to rear opening onto rear garden. Central island unit and space for family dining table. Also benefitting from underfloor heating

BEDROOM 1

10'09x10'04

Spacious double room with fitted cupboard

BEDROOM 2

10'09x10'08

currently partitioned (stud wall) into two areas and the measurements above are the overall room size

BEDROOM 3

9'7x7'6

Single bedroom/office

BATHROOM

7'6x5'5

UTILITY ROOM

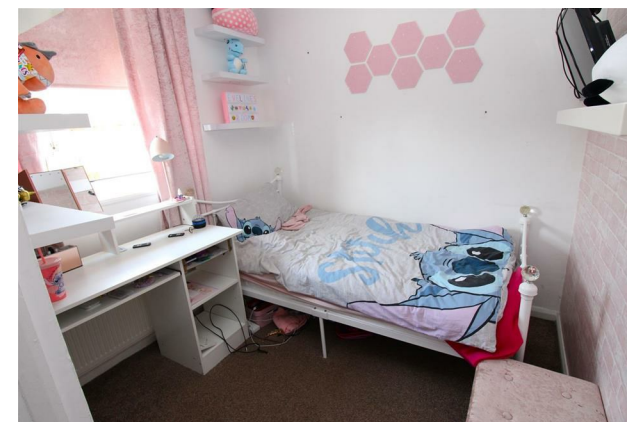
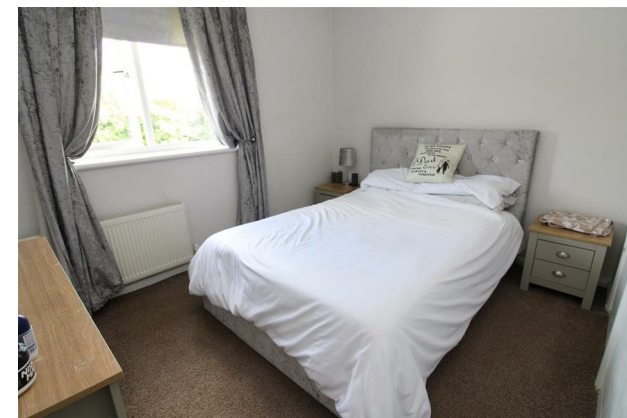
12'4x4'6

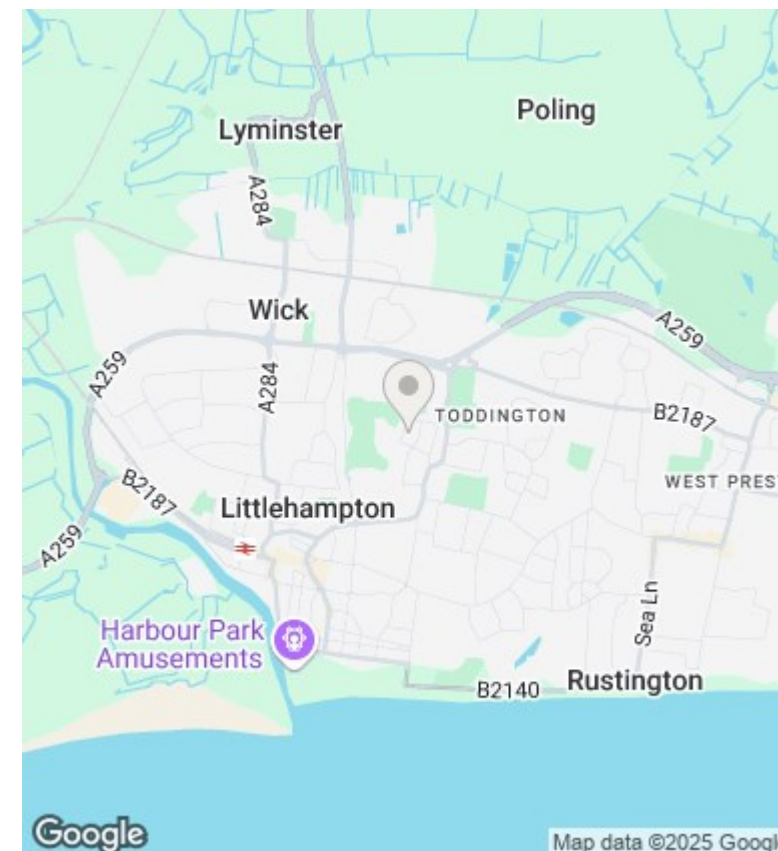
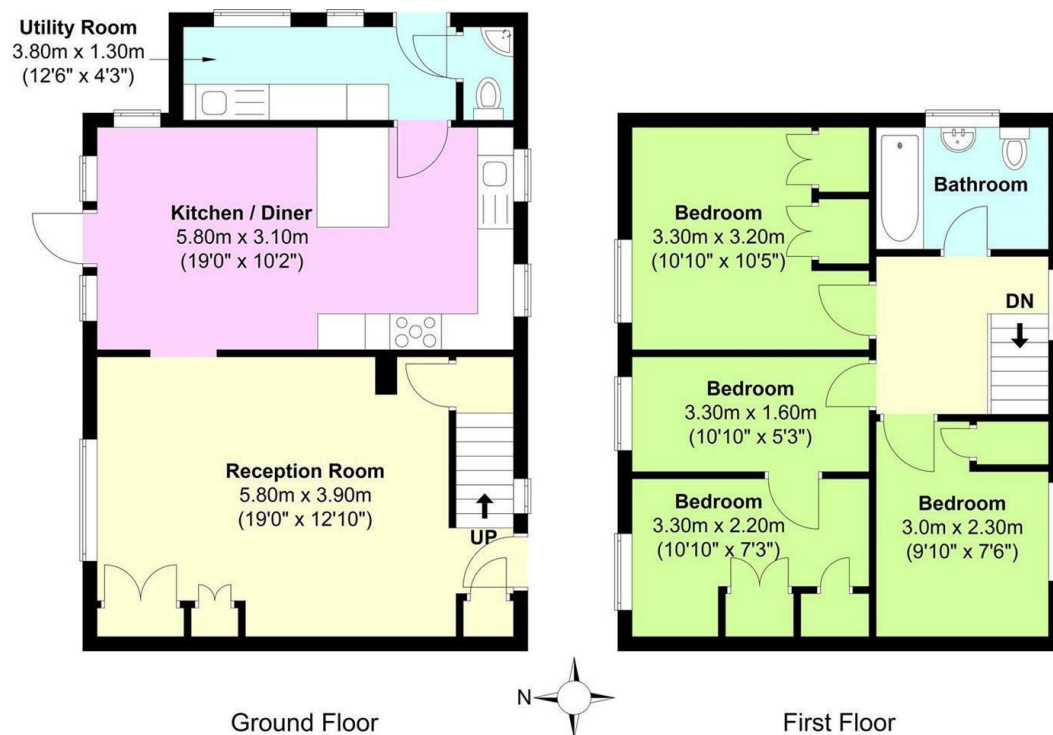
Useful area to side of kitchen/diner and adjoining ground floor WC

GROUND FLOOR W/C

LOFT

Part boarded, with fitted drop down ladder. Housing combination boiler.





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