











14 Thorncroft Road, Littlehampton, BN17 6DD

- Substantial 1950's Three Bedroom Semi Detached House
- Large Rear Garden With Raised Deck Providing Ideal Entertaining Space
- Scope For Further Extension/Development (STNC)
- Close To Local Schools

- Large Driveway Giving Extensive Off Road Parking
- 18'9 Dual Aspect Lounge
- Viewing Highly Recommended To Appreciate The Size Of Home & Overall Plot

£350,000

- Feature 18'9 Kitchen/Dining Room With French Doors To Garden & Underfloor Heating
- 12'4 Utility Room & Ground Floor Cloakroom
- 7'6 Family Bathroom

14 Thorncroft Road, Littlehampton BN17 6DD

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.











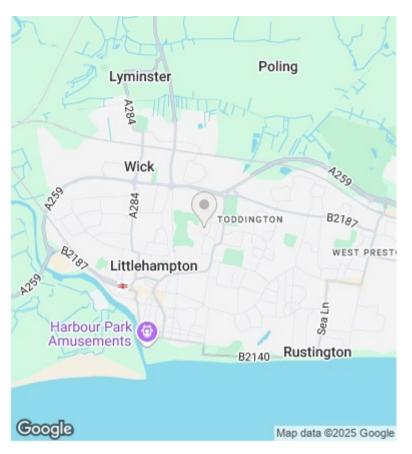


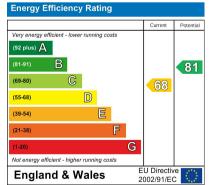


Approximate Gross Internal Area = 88.80 sq m / 955.83 sq ft Illustration for identification purposes only, measurements are approximate, not to scale.

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 restuarants 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.