



2 North Ham Road, Littlehampton, BN17 7AR

Guide Price

- Guide Price £375,000 - £400,000
- Recently Refurbished Throughout
- Further Lounge & Dining Room
- Viewing Highly Recommended to Appreciate the Quality & Space of his Home
- Impressive Substantial Period End of Terrace Home
- West Facing Landscaped Rear Garden
- Situated 0.5 Miles from the River
- Five Bedrooms Spread over Three Floors
- Stunning 16'9 x 9'9 Kitchen/Diner with Window Seat
- 1514 ft² Total Accommodation

***Guide Price £375,000 - £400,000* Impressive Five-Bedroom Period Home with Stylish Modern Upgrades**

This substantial end-of-terrace period property has been beautifully refurbished throughout, offering a perfect blend of timeless character and contemporary living. Spanning an impressive 1,514 sq ft over three floors, this chain-free home is ready to move straight into.

Step inside to discover five generously sized bedrooms, a stunning 16'9 x 9'9 kitchen/diner complete with a charming window seat, and multiple reception rooms including a welcoming lounge and separate dining room—ideal for both entertaining and everyday family life.

To the rear accessed from the kitchen/diner, the west-facing landscaped garden provides a tranquil retreat, capturing the afternoon sun and extending your living space outdoors.

Located just 0.5 miles from the river, this desirable home combines space, style, and a sought-after location.

Viewing is highly recommended to truly appreciate the quality and versatility of this exceptional property.



Council Tax Band: C

Tenure: Freehold



KITCHEN/DINER

16'9 x 9'9

LOUNGE

14'8 (max into bay) x 10'8

DINING ROOM

12'13 x 9'6

GROUND FLOOR SHOWER ROOM

6'3 x 4'6

BEDROOM ONE

14'8 x 14'7

BEDROOM TWO

14'06 x 10'10

BEDROOM THREE

12'3 x 9'4

BEDROOM FOUR

13'8 x 13'6

(partial sloping ceilings)

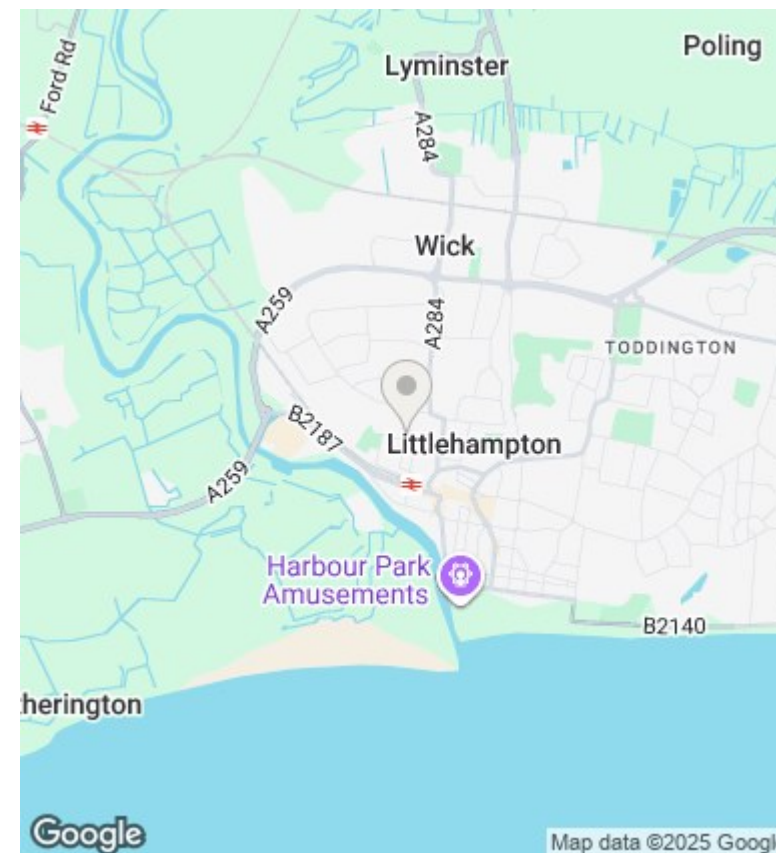
BEDROOM FIVE

10'6 x 8'3

FIRST FLOOR FAMILY BATHROOM

8'8 x 4'8





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	83
EU Directive 2002/91/EC		
England & Wales		

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.