











# 19 Esher Drive, Littlehampton, BN17 6AA

# £310,000

- Semi-Detached Bungalow In Popular Residential Area
- Driveway With Ample Parking & Garage
- Scope For Further Extension (STNC)
- Chain Free

- In Need of Modernisation Throughout
- Two Bedrooms
- 10'5 West Facing Sun Room

- West Facing Garden
- 10'7x10'6 Master Bedroom
- Vacant Possession

# 19 Esher Drive, Littlehampton BN17 6AA

Charming Semi-Detached Bungalow with Excellent Potential – Chain Free

Situated in a popular and well-established residential area, this two-bedroom semi-detached bungalow offers a fantastic opportunity for those looking to modernise and add value. The property features a spacious 10'7" x 10'6" master bedroom, a second bedroom, and a bright 10'5" west-facing sunroom that overlooks the garden.

Boasting a generous west-facing rear garden, the home enjoys plenty of afternoon and evening sun—perfect for outdoor relaxation or entertaining. A private driveway provides ample off-street parking and leads to a garage, offering convenience and additional storage.

With scope for further extension (subject to necessary consents), this home presents a wonderful blank canvas for buyers keen to create their ideal living space. Offered with vacant possession and no onward chain.









Council Tax Band: C

Tenure: Freehold





# LOUNGE

14'9x10'08

### KITCHEN BREAKFAST ROOM

11'8x10'07

#### BEDROOM 1

10'7x10'06

#### BEDROOM 2

9'9x7'3

# BATHROOM

7'6x4'9

# **SUN ROOM**

10'05x8'10

#### **GARAGE**

16'4x7'9



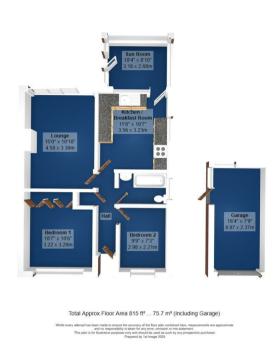






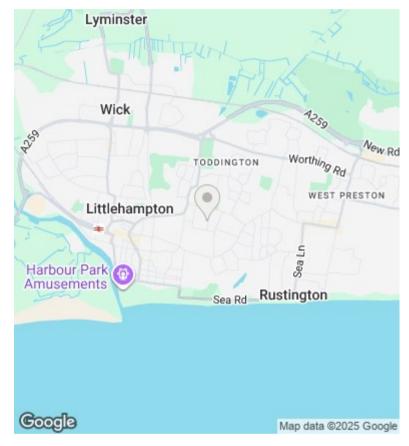


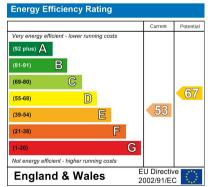




Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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.