



## 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

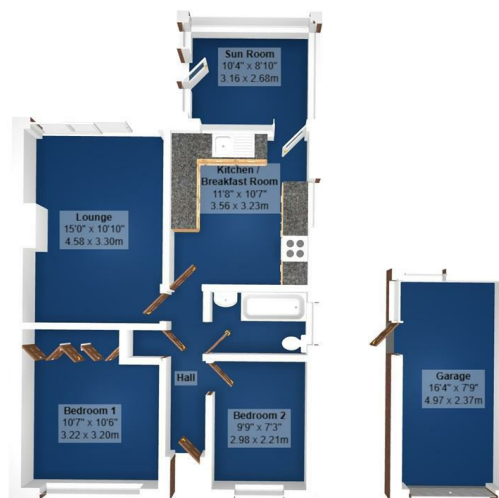
SUN ROOM

10'05x8'10

GARAGE

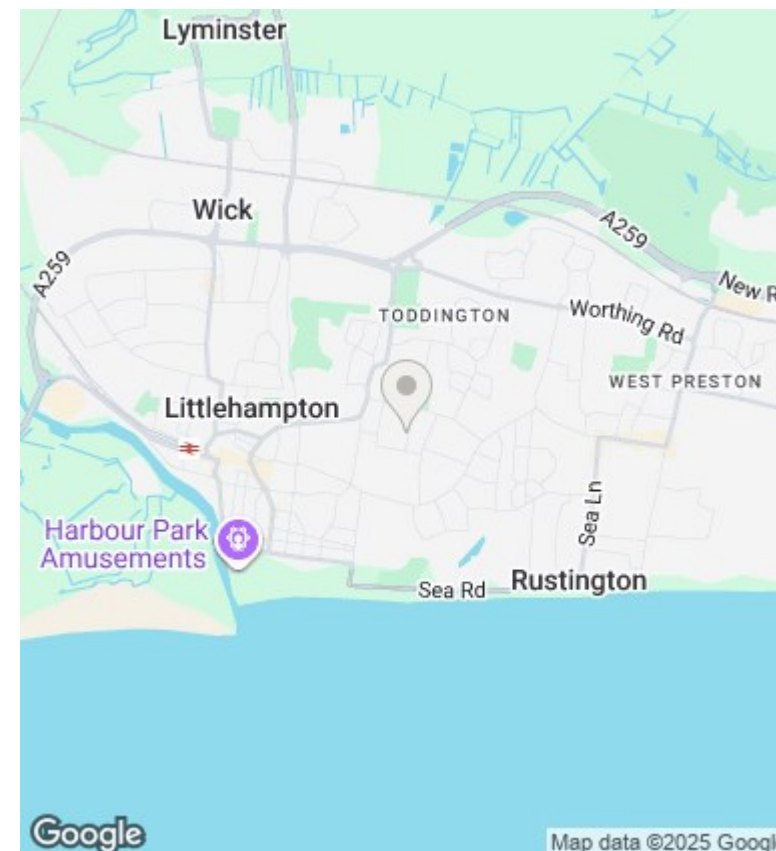
16'4x7'9





Total Approx. Floor Area 815 ft<sup>2</sup> ... 75.7 m<sup>2</sup> (Including Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by: 1st Image 2025



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 53      | 67                      |
| 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.