



25 Clifton Road, Littlehampton, West Sussex, BN17 5TE

£199,750

- Two Bedroom Semi Detached Freehold House
- 17'6 Lounge
- 0.3 Miles To Littlehampton Train Station
- 11'2 Bedroom One
- Short Walking Distance To High Street Shops
- Town Centre Location
- 17'8 West Facing Kitchen/Dining Room
- Less than 1/2 Mile To Both River Arun & Seafront
- 9'0 Bathroom
- Chain Free

Description

Two-Bedroom Semi-Detached Freehold House in Central Location – Chain Free

Situated just moments from the Seafront and the heart of Littlehampton, this two-bedroom semi-detached freehold home offers both convenience and comfort in equal measure. Perfectly positioned just 0.3 miles from Littlehampton train station and within half a mile of the beautiful River Arun and seafront, this property is ideal for commuters, coastal lovers, and those seeking a vibrant lifestyle close to local amenities.

The ground floor features a spacious 17'6" lounge and a 17'8" west-facing kitchen/dining room. Upstairs, you'll find two well-proportioned bedrooms, including an 11'2" main bedroom, as well as a family bathroom.

Located within a short walk of the High Street's shops, cafés, and restaurants, this home truly offers town centre living at its best. Don't miss this opportunity to secure a well-located and charming home in one of Littlehampton's most sought-after spots.

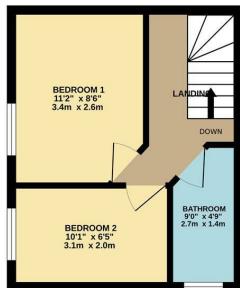
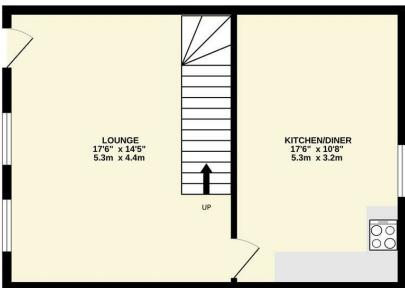


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Council Tax Band: C | Tenure: Freehold

GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



Kitchen/Dining Room
17'6 x 10'8

Lounge
17'6 x 14'5

Bedroom One
11'2" x 8'6"

Bedroom Two
10'1" x 6'5"

Bathroom
9 x 4'9

TWO BEDROOM HOUSE

TOTAL FLOOR AREA: 691 sq.ft. (63.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the dimensions contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 restaurants 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.