



59 Cornwall Road, Littlehampton, BN17 6EQ

£437,500

- Substantial 1930's Five Bedroom Semi Detached House
- Spacious Kitchen/Dining Room
- Some Cosmetic Updating Required
- Viewing Highly Recommended To Appreciate Size Of Property
- Popular Residential Location Close To Local Schools, Town Centre & Train Station
- 15'0 Integral Garage & Driveway Parking
- 8'1 x 7'2 Shower Room With Underfloor Heating
- 14'5 South Facing Lounge
- 13'1 Conservatory
- Ground Floor Cloakroom

59 Cornwall Road, Littlehampton BN17 6EQ

Substantial 1930's Five Bedroom Semi-Detached Home in a Prime Location

This generously proportioned five-bedroom semi-detached house offers an excellent opportunity for families seeking space and convenience. Situated in a popular residential location, the property is within easy reach of well-regarded local schools, the town centre, and the train station, making it ideal for commuters and growing households alike.

The accommodation includes:

A bright 14'5 South-facing lounge, perfect for relaxing and entertaining, A spacious kitchen/dining room providing the heart of the home, A charming 13'1 conservatory overlooking the garden, Ground floor cloakroom and modern shower room (8'1 x 7'2) with underfloor heating.

Additional features include a 15'0 integral garage with driveway parking, providing ample space for vehicles and storage. While the property would benefit from some cosmetic updating, it presents a fantastic opportunity to create a stylish family home tailored to your tastes.

Viewing is highly recommended to fully appreciate the size and potential of this substantial home.



Council Tax Band: E

Tenure: Freehold



KITCHEN

11'5x8'0

Open to Dining Room

DINING ROOM

18'6x14'7

Open to Kitchen

LOUNGE

14'5x12'5

GARAGE

15'0x7'8

CONSERVATORY

13'1x10'6

BEDROOM 1

14'7x10'9

BEDROOM 2

14'6x9'8

BEDROOM 3

15'9x8'3

BEDROOM 4

8'5x7'2

BEDROOM 5

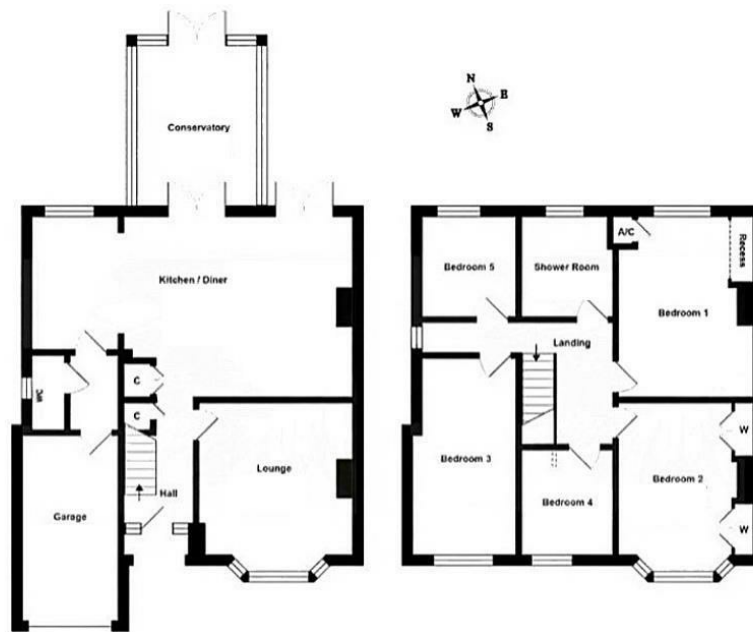
8'1x7'5

SHOWER ROOM

8'1x7'3

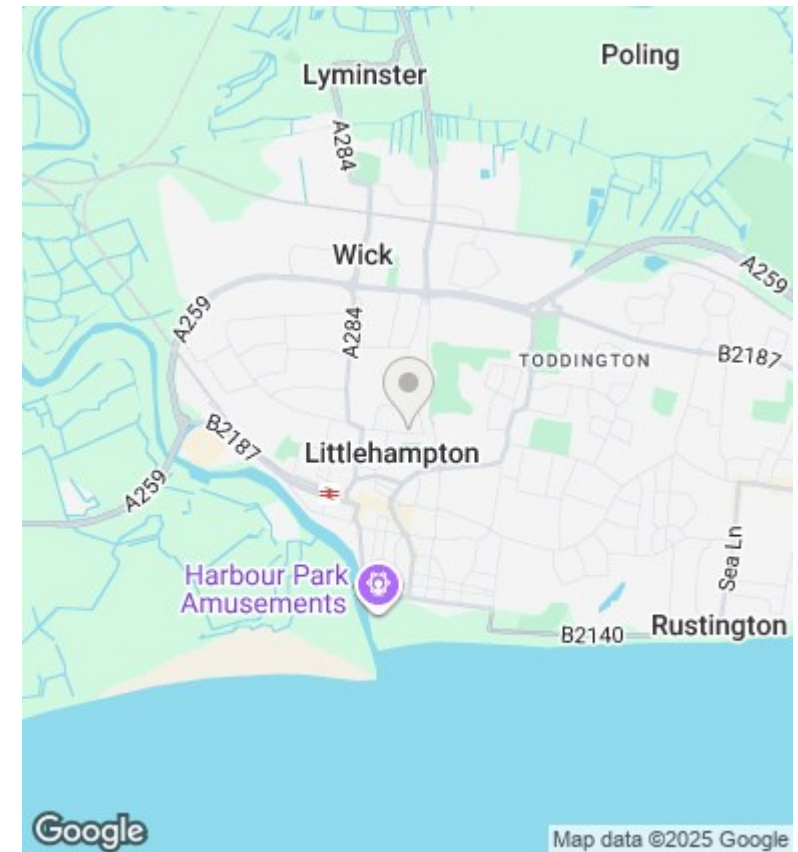
With underfloor heating.





Total Approx. Floor Area 1664 ft² ... 154.5 m² (includes Garage)

We warrant every effort has been made to ensure the accuracy of the floor plan contained here. Measurements are approximate and no responsibility is taken for any error. Details of this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. Prepared by 1st image 2025



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.