



## 21 Esmonde Close, Littlehampton, Littlehampton, BN17 6DZ £264,500

- End of Terrace House
- Private Driveway Parking to Rear
- 12'7 Kitchen/Diner Overlooking Rear Garden
- 12' 6" x 8' 9" Master Bedroom
- Viewing Highly Recommended to Appreciate this Lovely Home
- Two Bedrooms
- Well Maintained Rear Graden
- Separate, South Facing 12' 5" x 8' 7 Lounge to Front of Property
- Ground Floor Cloakroom

# Description

## Two-Bedroom End of Terrace Home with Driveway Parking

This well-presented end of terrace house offers stylish and comfortable living, perfect for first-time buyers, downsizers, or investors.

The property features a bright and spacious south-facing lounge measuring 12'5" x 8'7" to the front, complemented by a generous 12'7" kitchen/diner overlooking the well maintained rear garden – ideal for entertaining and everyday family life.

Upstairs, the accommodation includes two bedrooms, with the master bedroom measuring 12'6" x 8'9", providing ample space and a shower room. A modern ground floor cloakroom adds convenience.

Externally, the home boasts a private driveway to the rear and a well-kept garden, offering both practicality and outdoor enjoyment.

Viewing is highly recommended to fully appreciate all this lovely property has to offer.

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Council Tax Band: B | Tenure: Freehold



Ground Floor



First Floor

Total Area: 572 ft² ... 53.1 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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KITCHEN/DINER  
12' 7" x 7' 11"

LOUNGE  
12' 5" x 8' 7"

BEDROOM ONE  
12' 6" x 8' 9"

BEDROOM TWO  
10' 11" x 6' 3"

SHOWER ROOM  
5' 9" x 4' 8"

GROUND FLOOR CLOAKROOM

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.