













63 Timberleys, Littlehampton, BN17 6QA

- Chain Free
- Garage in Compound to Rear of Property
- 16'4 x 12'8 Bay Fronted Lounge

- Bay Fronted End of Terrace House in Popular **Residential Location**
- In Need of Updating Throughout Giving Buyer Opportunity to Put Own Stamp on Property
- 10'01 x 8'2 Dining Area Over Looking Rear Garden

£270,000

- Three Bedrooms
- Westerly Facing Private Rear Garden

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Located in a popular residential location, this bay-fronted end of terrace home offers an exciting opportunity for buyers looking to modernise and create a home tailored to their own taste. Filled with potential and offering generous room sizes, this three-bedroom property is ideal for families, first-time buyers or investors alike.

The spacious accommodation includes a 16'4 x 12'8 bay-fronted lounge, along with a 10'01 x 8'2 dining area, which provides lovely views over the garden—perfect for family meals or entertaining. A separate 10'7 x 7'3 kitchen rounds off the ground floor accommodation.

Upstairs, the property benefits from three well-proportioned bedrooms, offering flexibility for sleeping space, home office, or guest accommodation and a shower room with a seperate w/c.

Externally, the home enjoys a westerly facing private rear garden, ideal for enjoying afternoon and evening sun. A garage located in an adjacent compound adds valuable storage.

Requiring updating throughout, this property presents a fantastic chance for a new owner to add value and make it truly their own. Early viewing is highly recommended.









Council Tax Band: C

Tenure: Freehold





LOUNGE

16'4 x 12'8

DINING AREA

10'01 x 8'2

KITCHEN

10'7 x 7'3

BEDROOM ONE

15'2 x 8'9

BEDROOM TWO

11'5 x 7'5

BEDROOM THREE

12'3 8'8 max

SHOWER ROOM

6'3 x 5'1

SEPERATE W/C



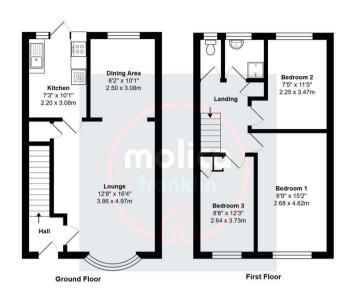












Total Area: 892 ft² ... 82.9 m²

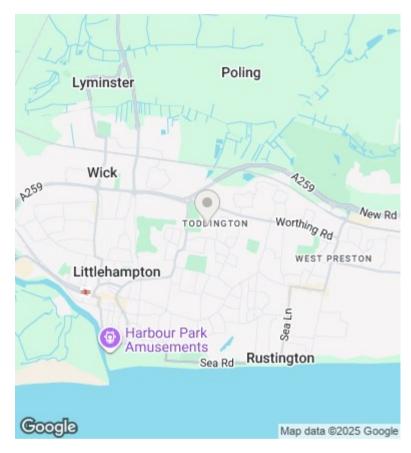
Whilst every attempt has been made to sensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

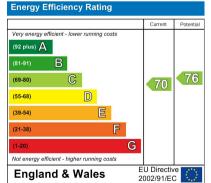
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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.