



## Irvine House Fitzalan Road, Littlehampton, BN17 5JL

£550,000

- Substantial Period Semi Detached House Close To Seafront
- West Facing Rear Garden
- 12'08 West Facing Conservatory
- Viewing Recommended To Appreciate Size Of Accommodation
- Feature 16'11x16'02 Bespoke Kitchen With Handmade Cabinets
- Off Road Parking
- 10'11 Study/Ground Floor Bedroom
- 17'09 Lounge
- Four/Five Bedrooms
- 14'05 Separate Dining Room



# Irvine House Fitzalan Road, Littlehampton BN17 5JL

This substantial period semi-detached house is situated in a prime location close to the seafront, offering a blend of historical charm and modern amenities. The property features a spacious bespoke kitchen measuring 16'11" x 16'02" with handmade cabinets, ideal for culinary enthusiasts. The 17'09" lounge provides a generous living space, perfect for relaxation and entertaining.

The house boasts a west-facing rear garden, ensuring plenty of sunlight and a delightful outdoor area for gardening and dining. Off-road parking adds convenience for residents and guests.

Accommodation includes four to five bedrooms, providing ample space for a family or guests. The 12'08" west-facing conservatory offers a bright and airy additional living space, ideal for enjoying the garden views. There is also a versatile 10'11" study that can be used as a ground floor bedroom if needed.

The separate dining room, measuring 14'05", is perfect for hosting dinners and gatherings. This home combines ample living space with a charming period character, making it a unique and inviting place to live. Viewing is highly recommended to fully appreciate the size and quality of the accommodation on offer.



Council Tax Band: E

Tenure: Freehold





#### LIVING ROOM

17'09x12'11

#### DINING ROOM

14'05x11'04

#### CONSERVATORY

12'08x10'11

#### KITCHEN/DINING ROOM

16'11x16'02

#### STUDY/BEDROOM 5

10'11x7'08

#### WORKSHOP

15'09x7'04

#### MASTER BEDROOM

13'03x13'00

En-suite shower

#### BEDROOM 2

13'11x11'05

#### BEDROOM 3

15'10x8'00

#### BEDROOM 4

13'08x8'05

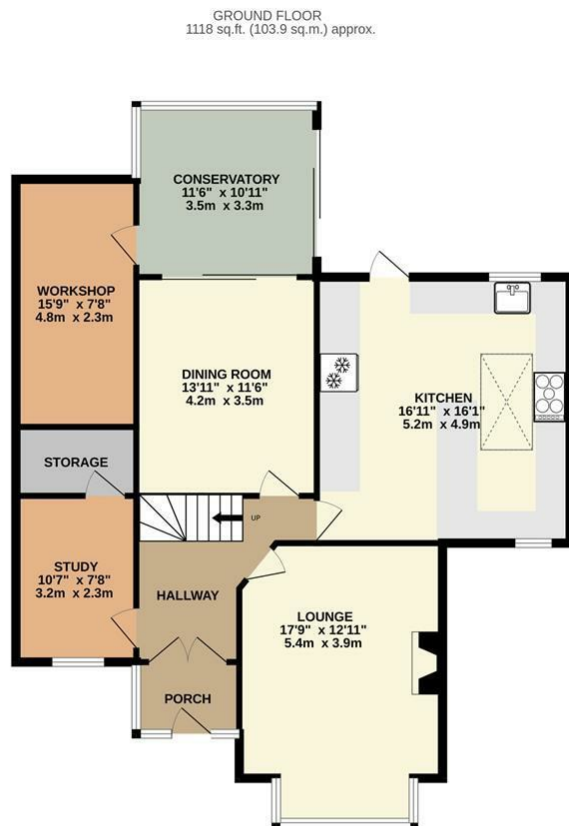
#### BATHROOM

8'00x6'01

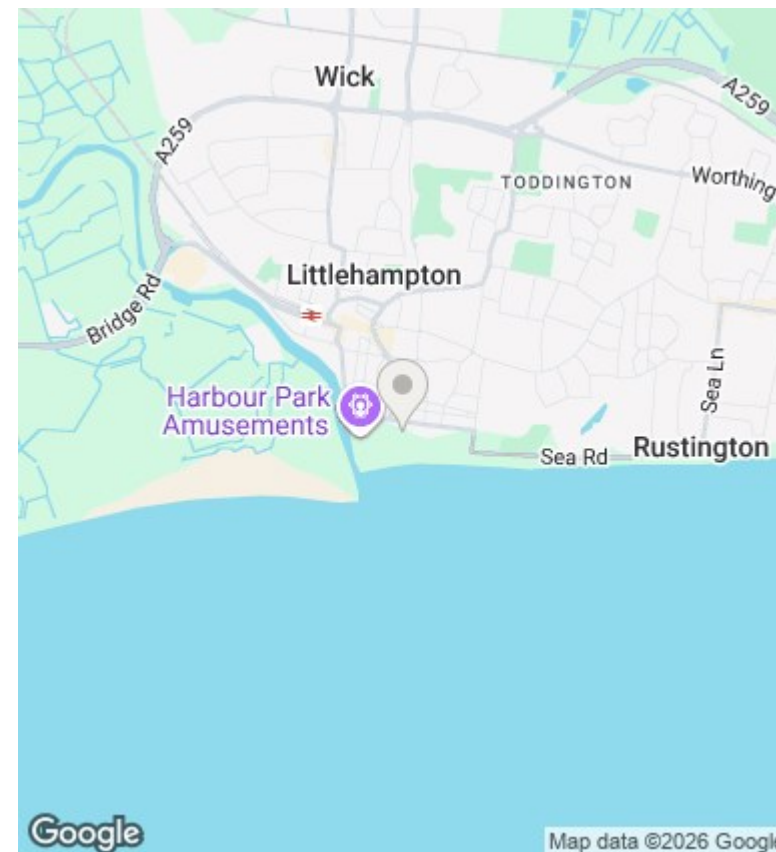


Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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.



FOUR BEDROOM HOUSE  
TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
<b>England &amp; Wales</b>	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.