











67 East Ham Road, Littlehampton, BN17 7BE

Offers Around £285,000

- Extended Three Bedroom Mid Terraced House
- 18'09 Kitchen/Breakfast Room
- Chain Free
- Potential For a New Owner To Add Own Style To Property
- Close To Town Centre and Train Station
- 14'06 x 11'06 Lounge with Character Fire Place
- Offers Invited

- South Facing Rear Garden
- 0.5 Mile To The River
- Viewings Recommended

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This chain-free extended three-bedroom mid-terraced house is a hidden gem waiting for the right owner to make it their own.

Situated close to the town centre and the train station, this property offers both convenience and a peaceful retreat. The proximity to the river, just 0.5 miles away, provides a picturesque setting for leisurely strolls or picnics by the water.

One of the highlights of this property is its south-facing rear garden, perfect for enjoying the sunshine and hosting gatherings with family and friends. The 18'09 kitchen/breakfast room is ideal for whipping up delicious meals and creating lasting memories.

With the potential for a new owner to add their own style to the property, the possibilities are endless. This property offers a blank canvas for your creativity to flourish.

Embrace the character and warmth of this home and envision the endless possibilities that await. Book a viewing today.



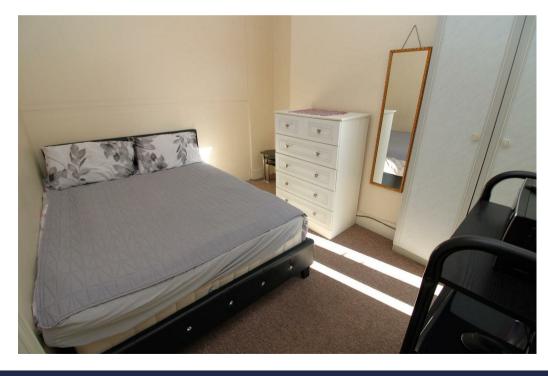






Council Tax Band: C

Tenure: Freehold





LOUNGE

14'06 x 11'06

DINER

13'00 x 9'01

KITCHEN

18'09 x 9'09

LEAN TO

10'05 x 9'00

W/C

2'7 x 5'6

BEDROOM ONE

15'1 x 11'11

BEDROOM TWO

10'10 x 9'2

BEDROOM THREE

10'1 x 9'10

BATHROOM

9'2 x 5'10









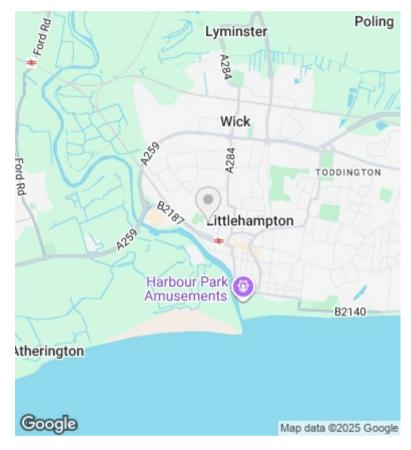


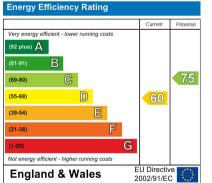




Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East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