



**Norfolk Road, LITTLEHAMPTON BN17 5PW**



**welcome to**

**Norfolk Road, LITTLEHAMPTON**

Fox and Sons are delighted to bring to market this three storey townhouse close to the beach. In brief the property comprises of an open plan lounge/dining room, kitchen/breakfast room, five double bedrooms, shower room, separate w.c and cellar. Additional benefits include a good size rear garden.





**Cellar**

**Ground Floor**

**First Floor**

**Second Floor**

Total floor area 186.0 m<sup>2</sup> (2,002 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Entrance Hall**

**Lounge**

15' 5" into bay x 11' ( 4.70m into bay x 3.35m )

**Dining Room**

11' 10" x 10' 6" ( 3.61m x 3.20m )

**Kitchen**

13' 1" x 9' 10" ( 3.99m x 3.00m )

**Breakfast Room**

11' 10" x 9' 10" ( 3.61m x 3.00m )

**Bedroom One**

16' 1" into bay x 15' 9" ( 4.90m into bay x 4.80m )

**Bedroom Two**

11' 6" x 10' 6" ( 3.51m x 3.20m )

**Bedroom Three**

11' 6" x 9' 10" ( 3.51m x 3.00m )

**Shower Room**

**Bedroom Four**

16' 1" x 13' 9" ( 4.90m x 4.19m )

**Bedroom Five**

11' 6" x 10' 6" ( 3.51m x 3.20m )

**W.C**

**Cellar**

11' 10" x 10' 6" ( 3.61m x 3.20m )

welcome to

## Norfolk Road, LITTLEHAMPTON

- TOWN HOUSE
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN KITCHEN & BREAKFAST ROOM
- FIVE DOUBLE BEDROOMS
- SPACIOUS SHOWER ROOM

Tenure: Freehold EPC Rating: D

offers over

**£460,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/WWO106684](https://fox-and-sons.co.uk/Property/WWO106684)



Property Ref:  
WWO106684 - 0003

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