



31 Horsham Road West, Littlehampton, BN17 6DJ

£350,000

- Three Bedroom Semi Detached House On Substantial Plot
- Large Gardens to Side & Rear
- Utility Room & Ground Floor Cloakroom
- Viewing Highly Recommended
- Feature 19'7 Kitchen/Dining Room With French Doors To Garden
- Scope for Further Extension (STNC)
- Ideal Family Home
- Separate 12'8 x12'5 Lounge
- 13'6 Loft/Hobbies Room
- Ground Floor Cloakroom

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-Spacious Three Bedroom Semi-Detached Home with Generous Gardens-

Set on a substantial plot, this well-presented three-bedroom semi-detached house offers versatile living space and excellent potential for further extension (STNC).

The heart of the home is the impressive 19'7 kitchen/dining room, complete with French doors opening onto the garden, perfect for family meals and entertaining. A separate 12'8 x 12'5 lounge provides a comfortable retreat, while a utility room and ground floor cloakroom add convenience.

Upstairs, three good-sized bedrooms are complemented by a modern shower room and a useful 13'6 loft/hobbies room, ideal as a home office, playroom, or creative space.

Outside, the property boasts large gardens to the side and rear, providing space for outdoor living, play areas, or landscaping.

With its combination of space, potential, and sought-after features, early viewing is highly recommended.

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Council Tax Band: C

Tenure: Freehold



KITCHEN/DINER

19'7x10'3

LOUNGE

12'8x12'5

UTILITY ROOM

6'1x4'8

GROUND FLOOR CLOAKROOM

4'7 x 2'4

BEDROOM 1

12'7x10'9

BEDROOM 2

10'8x10'4

BEDROOM 3

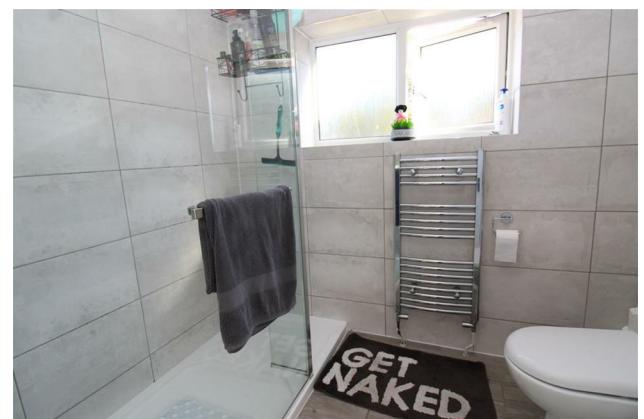
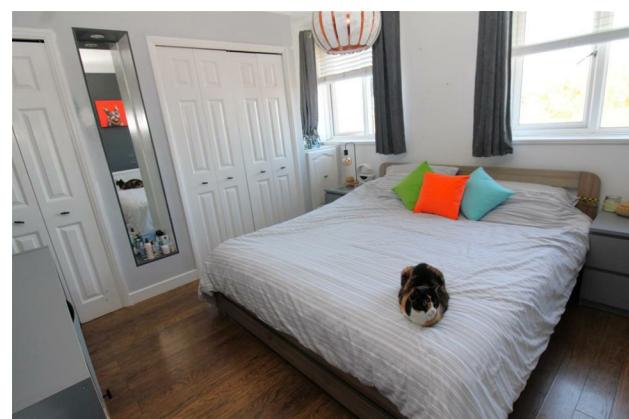
9'8x7'7

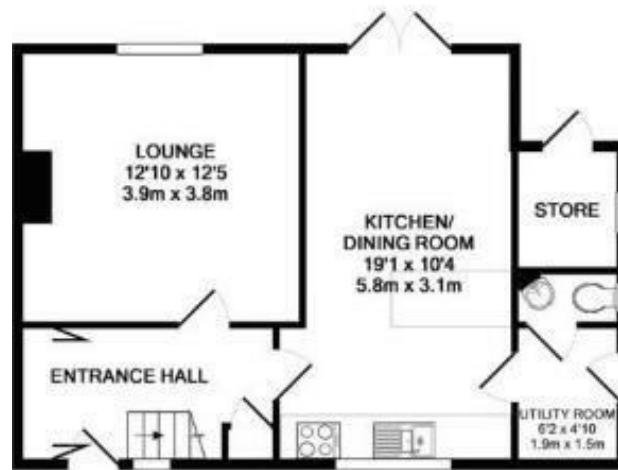
SHOWER ROOM

7'6x5'5

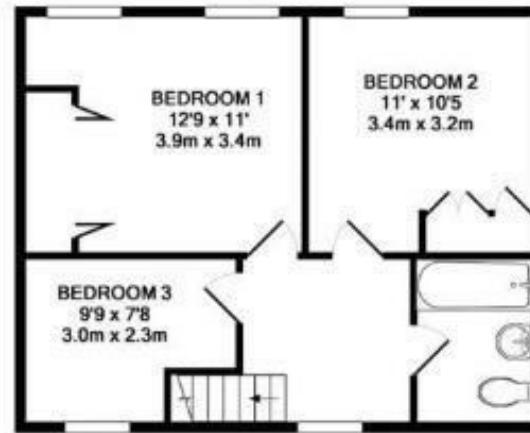
LOFT/HOBBIES ROOM

13'6 x 8'5





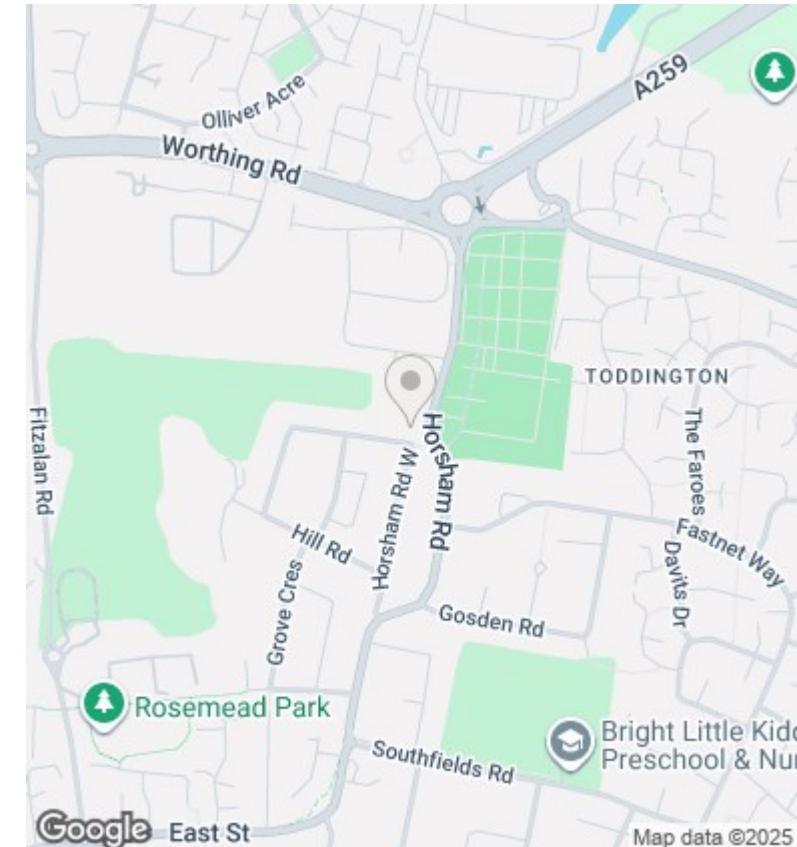
GROUND FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.4 SQ.M.)

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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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.