



Norfolk Place, Littlehampton, BN17

Offers Over **£500,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Georgian Flint Fronted Cottage
- Four Bedrooms
- Two Reception Rooms
- Kitchen
- Recently Renovated
- Close To The Seafront
- Conservation Area
- Family Bathroom & Ground Floor WC
- Walled Rear Garden
- CHAIN FREE

We are delighted to present to the market this charming Georgian flint fronted cottage, brimming with character and period features. This beautifully appointed property boasts four well proportioned bedrooms, two inviting reception rooms, kitchen, family bathroom and a convenient ground floor WC. Outside, a private rear garden enclosed by an attractive flint wall offers a peaceful retreat. Ideally located in a highly sought after and tranquil area, the home is just a short stroll from the seafront, making it a truly exceptional opportunity.





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INTERNAL

The front door opens into a welcoming entrance hall, thoughtfully designed with access to a useful storage area and all ground floor rooms. The ground floor features two bright and versatile reception rooms, ideal for both family living and entertaining guests. A convenient WC is also located on this level. The charming kitchen is fitted with ample workspace and room for appliances, while also offering direct access to a traditional larder, perfect for additional storage. From here, a door opens out to the private rear garden, seamlessly blending indoor and outdoor living. Upstairs, the first floor is home to four generously proportioned bedrooms, two of which benefit from fitted storage to maximise space and functionality. The well presented family bathroom includes a bath with overhead shower, a stylish wash hand basin and WC, completing the accommodation with a touch of comfort and practicality.



The property has recently undergone a comprehensive refurbishment, both internally and externally, over the past few months. Works include the complete renewal of the slate roof, along with all fascias and guttering to every elevation. The two large flat roofs attached to the main dwelling have also been fully renewed with three-layer built-up felt roof coverings, and all previously rendered areas have been replaced. New surface water drains in the new patio area.

A brand new combination gas boiler with a 10 year warranty has just been installed. In addition, all previously painted or stained surfaces, both inside and out, have been fully redecorated. The property also benefits from newly fitted floor coverings throughout, featuring a mixture of carpets and LVT vinyl flooring,

EXTERNAL

The rear garden is a true highlight of the property, enclosed by a stunning Grade II listed flint wall that adds an abundance of charm and character. Thoughtfully arranged, part of the garden has been laid to lawn with mature shrub borders, providing colour and greenery throughout the seasons. Another section is laid to gravel with a hardstanding area, perfect for outdoor seating or dining. Practicality is also considered with access to a brick-built storage area and an additional shed and storage down steps down, ideal for garden tools and equipment. Side access to the property further enhances



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.