



## 40 Maxwell Road, Littlehampton, BN17 7BW

Offers Over £300,000

- Beautifully Presented Period Terrace House
- Westerly Facing Walled Rear Garden
- 8'7 Bathroom With Refitted Suite
- 24'2 Lounge/Dining Room
- Three Bedrooms
- Close To Town Centre, Train Station & Local Schools
- 14'5 Kitchen With French Doors Opening To Garden
- 14'7 Master Bedroom
- Viewing Highly Recommended To Appreciate Quality Of Finish & Condition

# 40 Maxwell Road, Littlehampton BN17 7BW

This beautifully presented period terrace home seamlessly blends classic charm with modern comforts. Thoughtfully updated by its current owners, including a new boiler in 2024. The property boasts a spacious 24'2 lounge/dining room and a stunning 14'5 refitted kitchen, complete with French doors leading to a delightful westerly facing walled garden. The generous 14'7 master bedroom offers a serene retreat, while the stylishly refitted 8'7 bathroom enhances the home's contemporary appeal. Conveniently located close to the town centre, train station, and excellent local schools, this home is a must-see to fully appreciate its exceptional quality and finish. Call now to secure your viewing!



Council Tax Band: B

Tenure: Freehold



**LOUNGE/DINING ROOM**

24'2x11'3

**KITCHEN**

14'5x9'3

**MASTER BEDROOM**

14'7x10'6

**BEDROOM 2**

11'3x9'3

**BEDROOM 3**

9'3x8'5

L-Shaped room

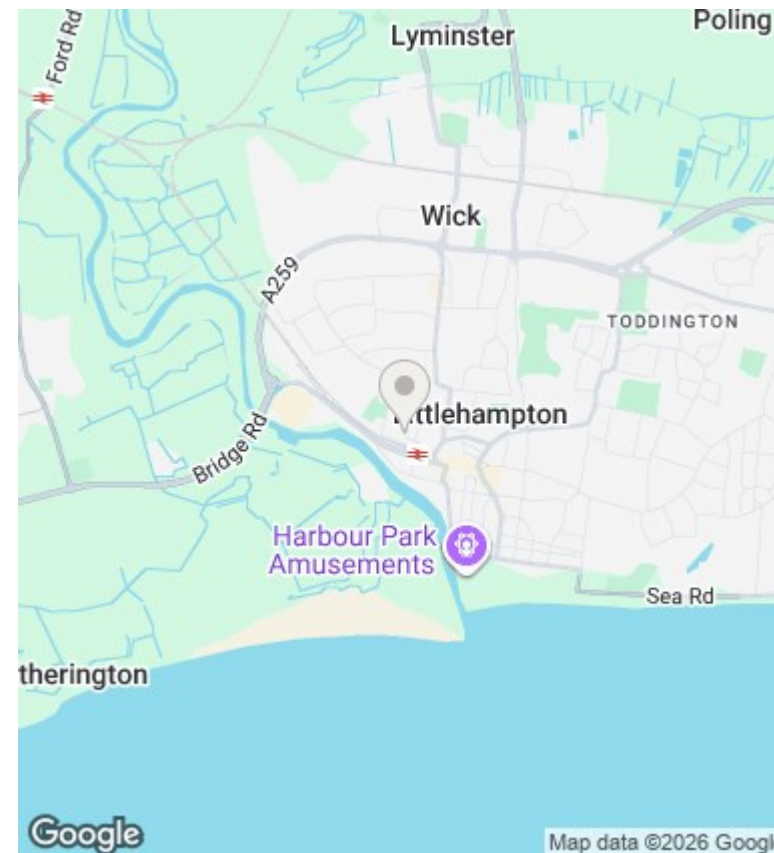
**BATHROOM**

8'7x4'10





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

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.