





12a River Road, Littlehampton - BN17 5BN

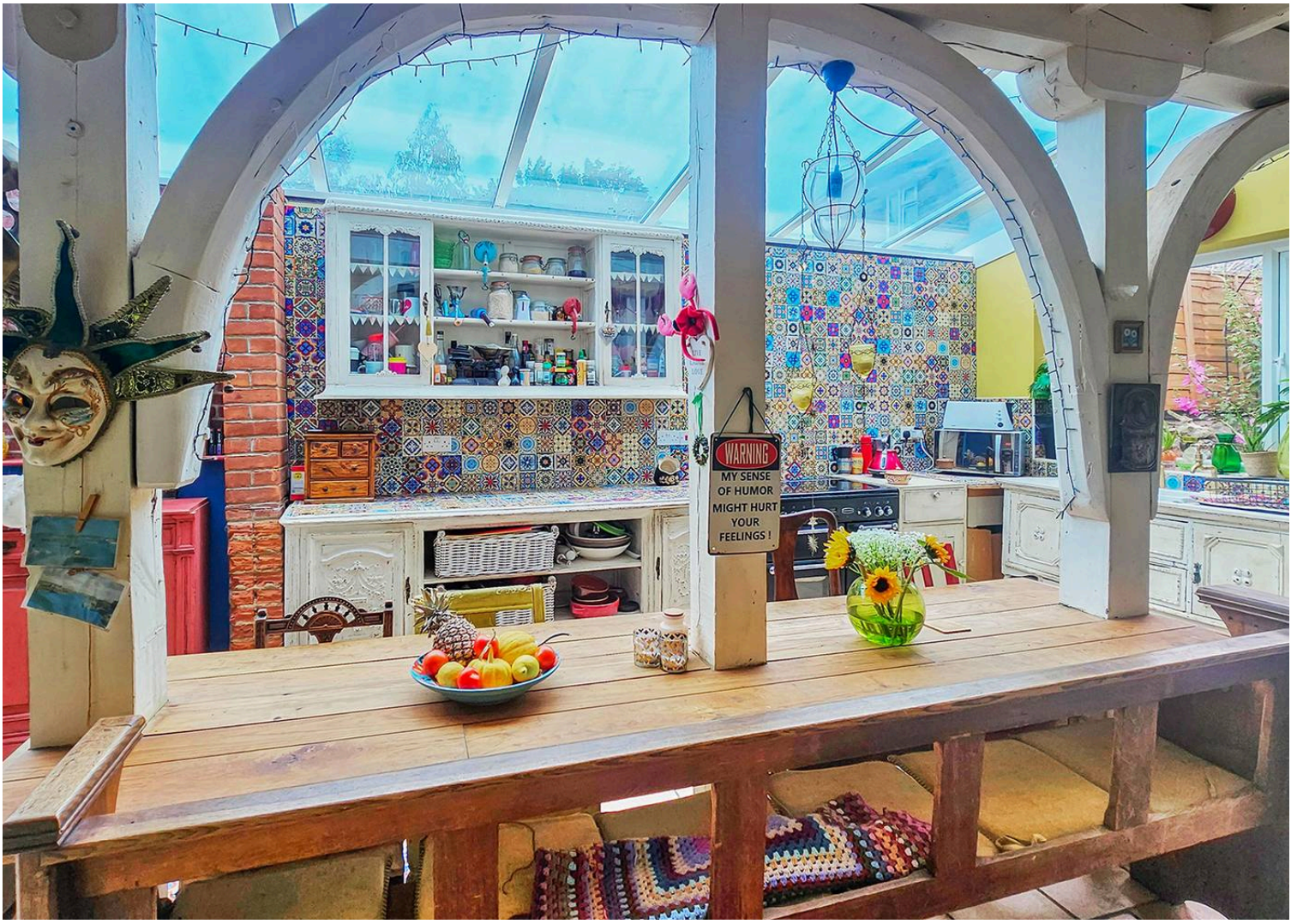
£585,000 Freehold

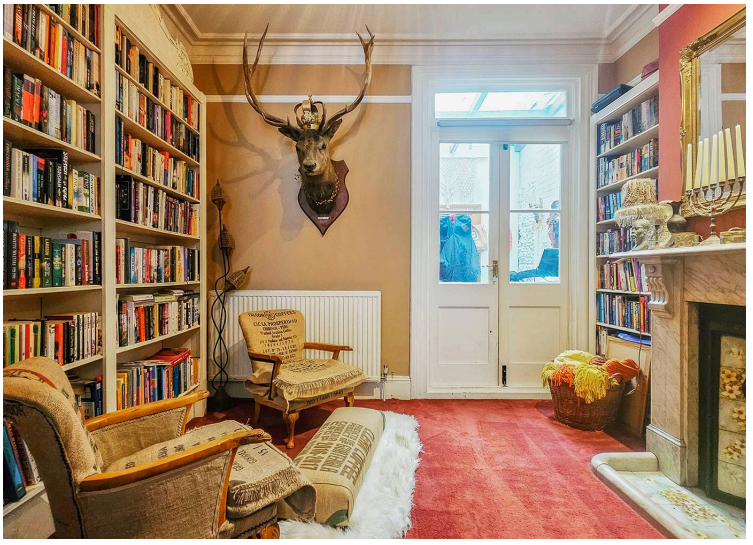
River View • Off road parking • Edwardian property • semi detached • Library • 7 Beds/ 3 reception rooms / 3 bathrooms • feature fire places

LHB
LYDON HUTTON-BURGWIN
ESTATE AGENTS



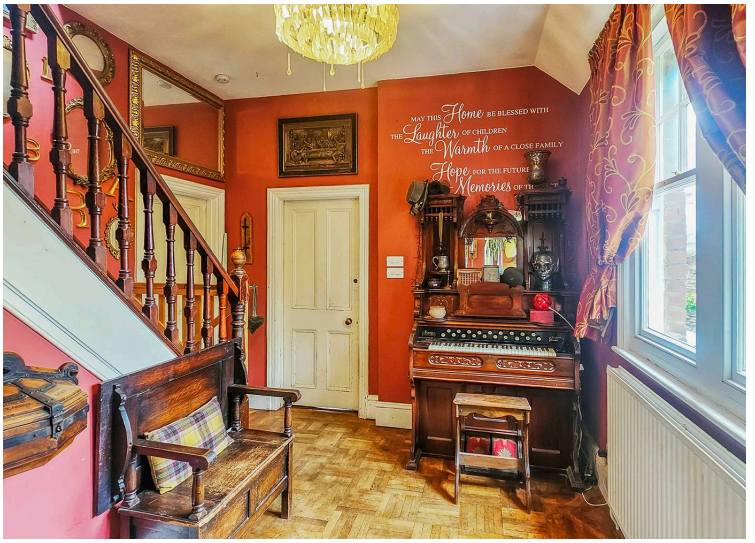
Steeped in history and character, this incredible period residence offers beautifully proportioned accommodation extending across more than 3,000 square feet. Originally built in 1902, the home was later extended during the 1920s by the renowned Robinson merchant family, who used traditional shipbuilding timbers and techniques in its construction. The result is a truly unique home, where craftsmanship and heritage shine through every detail — from the striking oak arches within the kitchen to the decorative hardwood carvings that grace the gallery landing. Even the porthole windows and original ship's bell reflect its captivating maritime roots. Between 1965 and 1991, the property served as the Littlehampton Museum, before being sensitively restored to a private home. For the past two decades, it has been cherished as a family residence, perfectly suited to multi-generational living thanks to its generous proportions and highly versatile layout. The ground floor immediately sets the tone, with a grand entrance hall leading to three distinct reception rooms a formal lounge, a welcoming family snug, and a characterful library. Additional spaces include a private study, utility room, and a ground-floor bedroom with adjoining bathroom, offering excellent flexibility for guests or dependent relatives. At the heart of the home lies a spectacular kitchen and dining area, crowned by a glass roof that floods the space with natural light. Designed for both everyday living and large-scale entertaining, it features a bespoke built-in breakfast table comfortably seating twelve, creating the perfect setting for family gatherings and celebrations. On the first floor, the principal suite enjoys lofty ceilings, an en suite bathroom, and charming glimpses of the river. This level also hosts three further generous double bedrooms, a family bathroom, and an additional WC, each continuing the home's character and sense of space. The top floor provides two further double bedrooms, ideal for guests, teenagers, or flexible home-working arrangements. Outside, the gardens are every bit as enchanting as the interiors. Mature trees and established planting create a private, tranquil backdrop, while The Cabana — a beautifully crafted oak garden room — offers a peaceful retreat or entertaining space. Completing the setting is a luxurious swim spa hot tub, adding a touch of indulgence to this already remarkable home. Whether you're drawn to its rich heritage, maritime charm, or generous accommodation, this is a truly one-of-a-kind residence that promises a lifestyle every bit as special as its story.


WARNING
MY SENSE
OF HUMOR
MIGHT HURT
YOUR
FEELINGS !








MAY THIS Home BE BLESSED WITH
THE Laughter OF CHILDREN
THE Warmth OF A CLOSE FAMILY
Hope FOR THE FUTURE
Memories OF TH



Ground Floor
The ground floor of this charming home offers an abundance of space and flexibility, perfect for modern family living. The formal lounge boasts original features including a character fireplace, while the second reception room, library and home study provide versatile areas to suit your lifestyle. A generous kitchen diner forms the heart of the home, complemented by a utility room for added convenience. There is also a ground floor bedroom and bathroom, making an ideal guest suite or annex-style accommodation



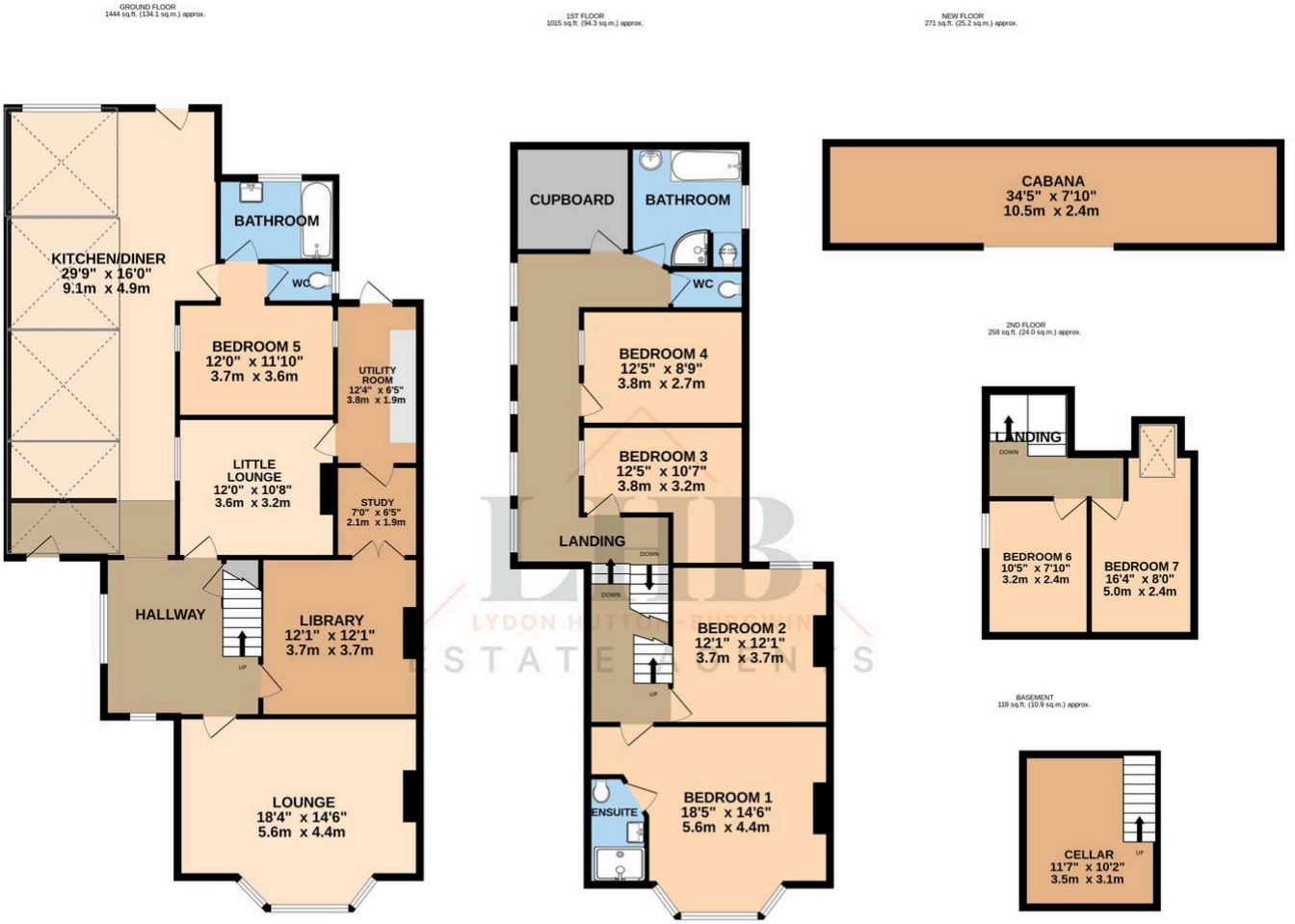
First Floor
The first floor hosts four generous double bedrooms and two and a half bathrooms, offering both comfort and practicality for a busy family home. Storage is plentiful, a much-needed feature in a property of this size. The historic character of the house truly shines on this floor, with a stunning gallery boasting carved woodwork and unique porthole windows that make this home stand out. The master bedroom sits proudly at the front of the property, complete with its own ensuite and elevated views across the river.



Second Floor
The Third floor house two further double rooms, and additional eves and attic storage.







TOTAL FLOOR AREA : 3106 sq.ft. (288.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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