



14 Trinity Way, Littlehampton, BN17 5SS

£435,000

- Well-Presented Extended Detached House
- 0.5 Miles to Beach and Seafront
- South Facing Rear Garden
- Viewing Recommended to Appreciate Position and Versatility of Property
- Three Bedrooms
- Ample Off Road Parking to Front of Property
- 28'7 Dual Aspect Lounge
- Situated in a Tucked Away Position in Cul-De-Sac
- Feature 20'6 Kitchen/Diner with Vaulted Ceilings Overlooking Rear Garden
- 16'8 x 8'4 Further Reception Room with Own Entrance, Suitable for a Number of Uses

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Spacious Detached Home in Sought-After Coastal Location

Tucked away in a peaceful cul-de-sac just 0.5 miles from the beach and seafront, this beautifully presented and thoughtfully extended detached house offers generous and flexible living space ideal for modern family life.

Boasting three well-proportioned bedrooms and multiple reception areas, the property includes a stunning 20'6" kitchen/diner with vaulted ceilings, perfectly positioned to overlook the south-facing rear garden – an ideal setting for entertaining or relaxing. The impressive 28'7" dual aspect lounge provides a light-filled space for everyday living, while a further 16'8" reception room with its own private entrance offers potential for a home office, studio, annexe, or guest accommodation.

Ample off-road parking is available at the front of the property, adding further convenience to this exceptional home.

Viewing is highly recommended to fully appreciate the peaceful position and adaptable layout this property has to offer.



Council Tax Band: D

Tenure: Freehold



LOUNGE

28'7 (max into bay) x 10'5

DINING AREA

20'6 x 8'2

KITCHEN AREA

12'6 x 8'1

RECEPTION ROOM THREE

16'8 x 8'4

Was previously the garage
& benefits from it's own
entrance.

BEDROOM ONE

14'3 X10'5

MASTER ENSUITE

6'1 x 5'7

BEDROOM TWO

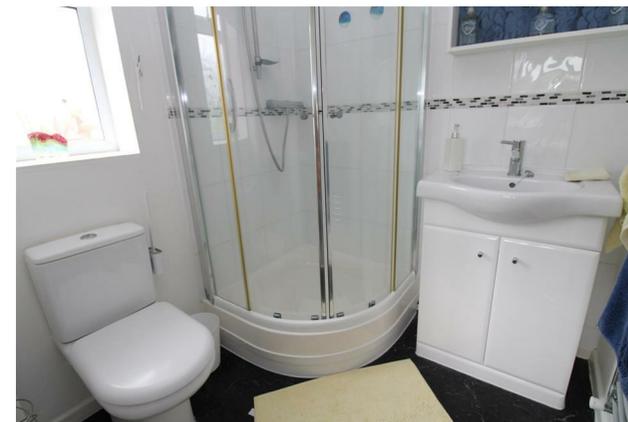
10'4 x 8'8

BEDROOM THREE

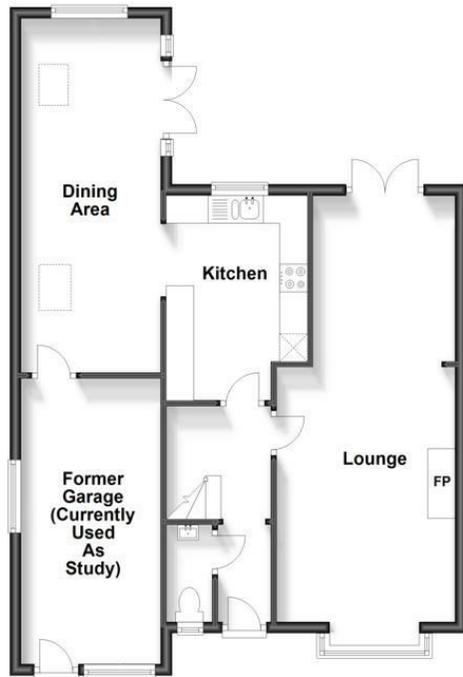
9'9 x 6'1

FAMILY BATHROOM

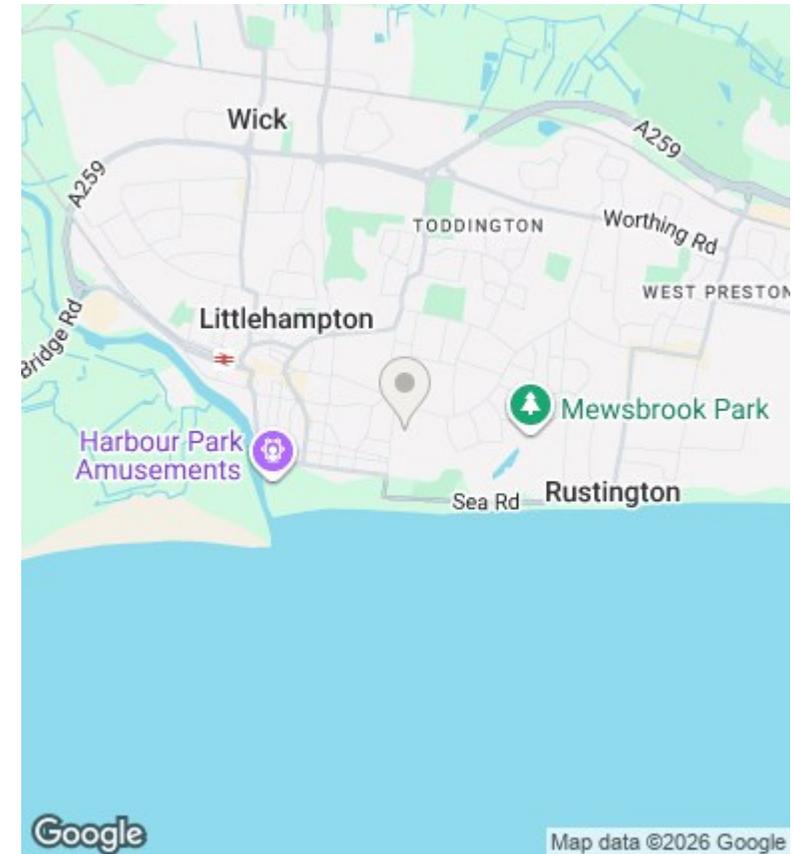
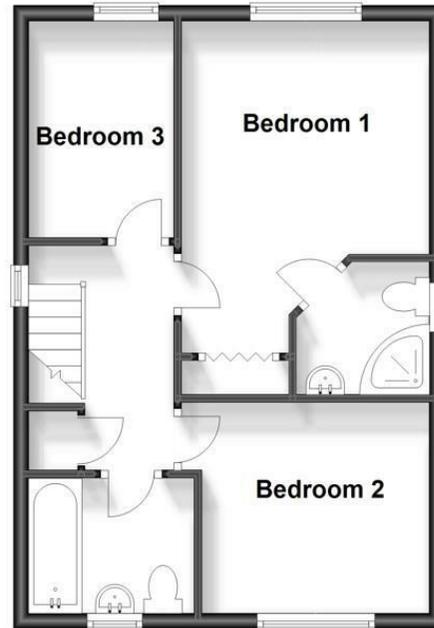
6'8 x 5'6



Ground Floor
Approx. 70.8 sq. metres (761.8 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.9 sq. feet)



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.