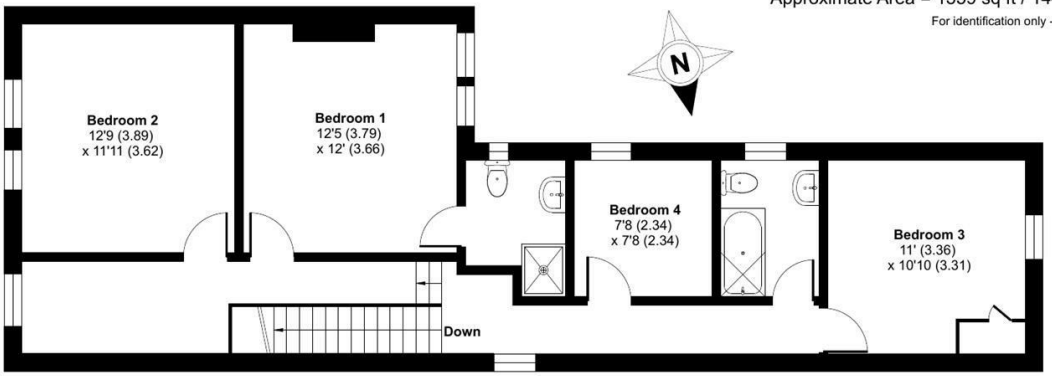


Sims Williams

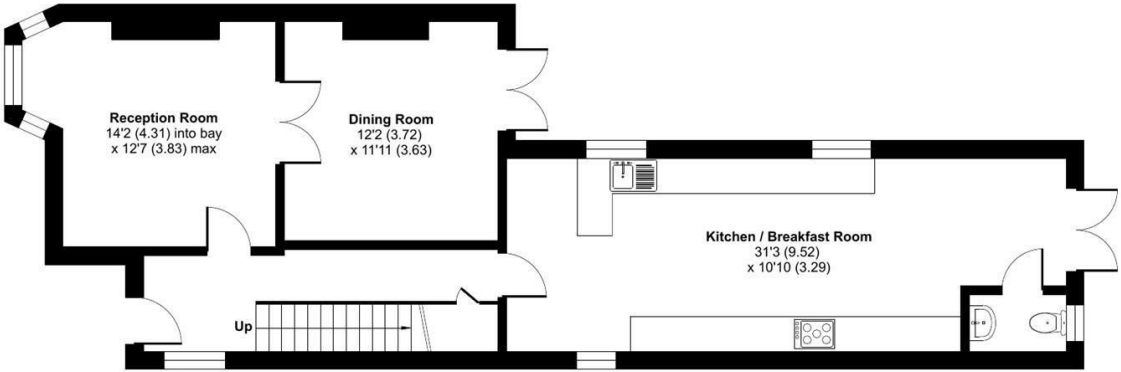
2 KENT ROAD, LITTLEHAMPTON, BN17 6LG

Approximate Area = 1559 sq ft / 144.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sims Williams. REF: 1439952

Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

Tel 01903 885678
arundelsales@simswilliams.co.uk
simswilliams.co.uk

£300,000 Freehold

2, KENT ROAD, LITTLEHAMPTON, BN17 6LG

- Semi Detached Victorian House
- Spacious & Versatile Accommodation
- Living Room with Wood Burner
- Separate Dining Room
- Fitted Kitchen/Breakfast Room
- Main Bedroom with Ensuite Bathroom
- Three Further Bedrooms
- Private Rear Garden
- No Forward Chain

EPC RATING

Current = E
Potential = C

COUNCIL TAX BAND

Band = D

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

A substantial semi-detached Victorian home, ideally positioned within easy walking distance of Littlehampton station and a range of local amenities.

The ground floor offers a welcoming entrance hallway with access to all principal rooms. To the front, there is a bright bay-fronted living room featuring a wood-burning stove, which flows through to a separate dining room with direct access to the garden. The kitchen/breakfast room is fitted with a selection of base and eye-level units, with space for appliances, and is complemented by a convenient cloakroom.

Upstairs, a split-level landing leads to the main bedroom, which benefits from an en suite shower room, along with three further well-proportioned double bedrooms and a separate family bathroom.

Outside, the property enjoys a private, enclosed rear garden with a terrace area and a useful garden shed. Side access leads to the front of the house. The property is offered for sale with no onward chain.

Disclaimer

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract