



54 New Road, Littlehampton, Littlehampton, BN17 5AU £350,000

- Substantial Period Flint Fronted Terrace House
- 16'2 Basement Room
- Central Location Close To Train Station & Town Centre
- Viewing Highly Recommended to Appreciate Size of Accommodation
- 22'4 Kitchen/Breakfast Room
- SOUTH FACING Rear Garden
- Spacious Family Accommodation Spread Over Three Floors
- Two Separate Reception Rooms
- 16'0 x 11'0 Master Bedroom
- Nearby To Both Seafront & Riven Arun

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Situated in a convenient central location, just a short walk from the train station, town centre, seafront and the River Arun, this substantial period flint-fronted terrace offers generous and versatile family accommodation arranged over three floors.

The property boasts a superb 22'4 kitchen/breakfast room, providing an ideal space for everyday family living and entertaining, complemented by two further separate reception rooms, offering flexibility as a lounge, dining room, home office or playroom.

A useful 16'2 basement room provides excellent additional space with a variety of potential uses, subject to your individual requirements.

Upstairs, the accommodation continues to impress with well-proportioned bedrooms, including a generous 16'0 x 11'0 principal bedroom. The layout across three floors creates a spacious and practical home perfectly suited to growing families.

Outside, the south-facing rear garden enjoys a sunny aspect, providing a space for relaxing, entertaining and outdoor dining.

Conveniently positioned close to excellent transport links, local amenities, the seafront and the picturesque River Arun, this charming period home combines character, space and an enviable location.



Council Tax Band: C

Tenure: Freehold



LOUNGE

12'0" x 11'0"

DINING ROOM

11'4" x 10'6"

KITCHEN/BREAKFAST ROOM

22'4" x 9'11"

BASEMENT ROOM

16'2" x 11'6"

Head height 6'2

BEDROOM ONE

16'0" x 11'0" Plus bay

BEDROOM TWO

11'4" x 10'6"

BEDROOM THREE

9'9" x 9'7"

BEDROOM FOUR

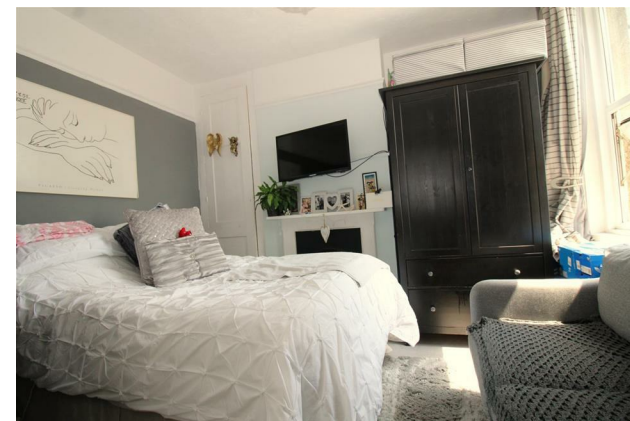
15'1" x 12'6"

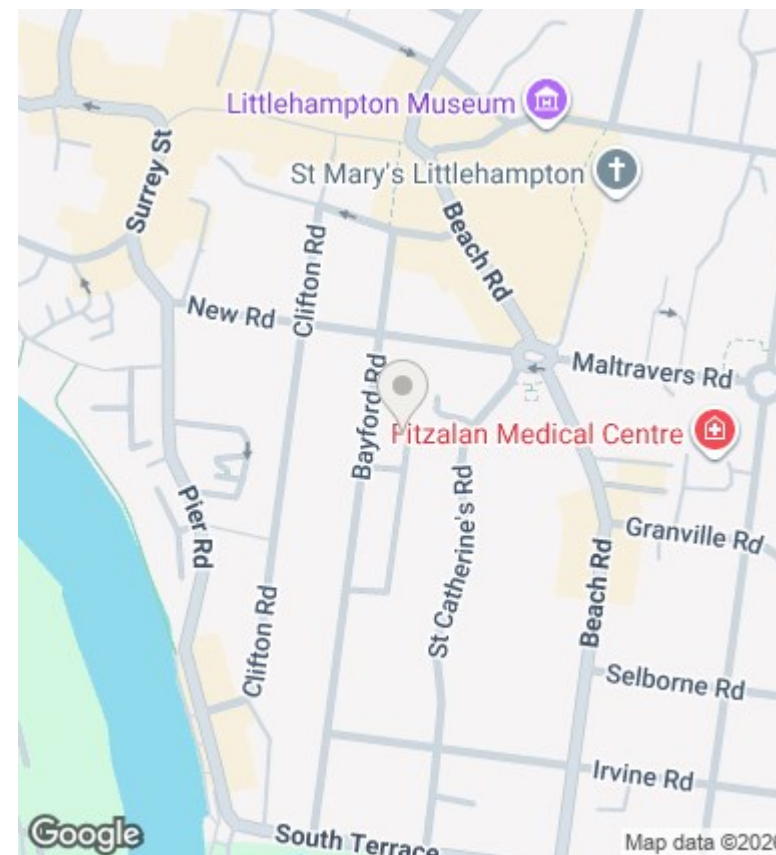
BATHROOM

9'0" x 6'11"

EPC RATING

E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.