



8 Peregrine Road, Littlehampton – BN17 6DT

Asking Price £575,000 | Freehold | Council Tax F | EPC D

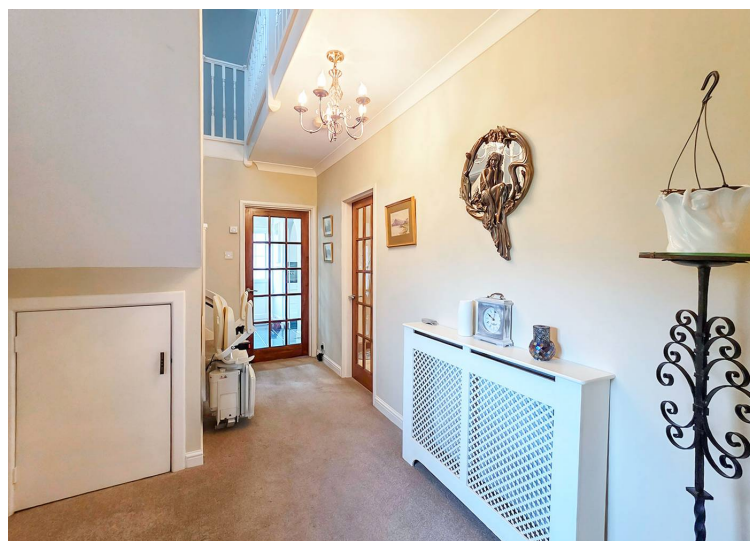
Substantial three-bedroom detached home occupying a generous plot in one of Littlehampton's most highly regarded residential roads. • Excellent potential for the future, with the impressive plot and garden offering scope to extend or reconfigure, subject to the necessary planning permissions. • Superb double-aspect lounge extending from the front to the rear of the property, with direct access onto the garden. • Separate dining room measuring approximately 14'2" x 11'5", providing an excellent space for entertaining, alongside a kitchen with a useful breakfast area. • Three genuine double bedrooms, all offering excellent proportions, with the principal bedroom benefiting from windows to two sides and plenty of natural light. • Exceptional mature rear garden, featuring established trees, mature planting, excellent privacy and an enviable sense of space. • Generous frontage, driveway and detached garage, providing ample off-road parking together with secure parking, storage or potential for alternative uses.



Occupying a generous plot within one of Littlehampton's most highly regarded roads, this substantial three-bedroom detached house combines impressive proportions, a fascinating local connection and excellent potential for the future. Peregrine Road is an established residential setting characterised by individually styled detached homes, broad frontages and notably large gardens. The road also has an interesting naval heritage, with properties reportedly having formed part of the married quarters for officers serving at nearby RNAS Ford, formerly known as HMS Peregrine.

The accommodation follows a traditional and well-balanced layout, beginning with a particularly welcoming entrance hall. From here, doors lead to a superb double-aspect lounge extending from the front to the rear of the house, with direct access onto the garden. A separate dining room measuring 14'2" x 11'5" provides an excellent space for entertaining, while the kitchen incorporates a breakfast area for more informal everyday dining. A ground-floor WC completes this level. Upstairs, the galleried landing adds to the sense of space and leads to three genuine double bedrooms. The principal bedroom is especially appealing, with windows to two sides allowing natural light to fill the room. Each bedroom provides ample space for a double bed and additional furniture, making this a particularly practical home for family life. The family bathroom is fitted with a bath and overhead shower.

One of the property's greatest attractions is its remarkable garden and the overall size of the plot. The rear garden is filled with mature planting and established trees, creating a leafy outlook and an excellent degree of privacy. Its dimensions also provide exciting scope to extend or reconfigure the house in the future, subject to the necessary planning permissions. To the front, a sizeable garden and generous driveway provide ample off-road parking, while the detached garage offers secure parking, storage or further possibilities depending on a buyer's requirements. Offered for sale with no onward chain, this is a rare opportunity to acquire a well-proportioned detached home with considerable character, extensive outside space and enormous potential.





Lounge

17' 11" x 12' 0" (5.47m x 3.65m)

Kitchen

9' 11" x 9' 11" (3.03m x 3.01m)

Breakfast Room

9' 11" x 7' 7" (3.03m x 2.30m)

Dining room

14' 2" x 11' 5" (4.33m x 3.49m)

Landing

Bedroom 1

17' 11" x 12' 0" (5.47m x 3.65m)

Bedroom 2

12' 1" x 11' 0" (3.68m x 3.35m)

Bedroom 3

9' 11" x 9' 1" (3.03m x 2.78m)

Bathroom

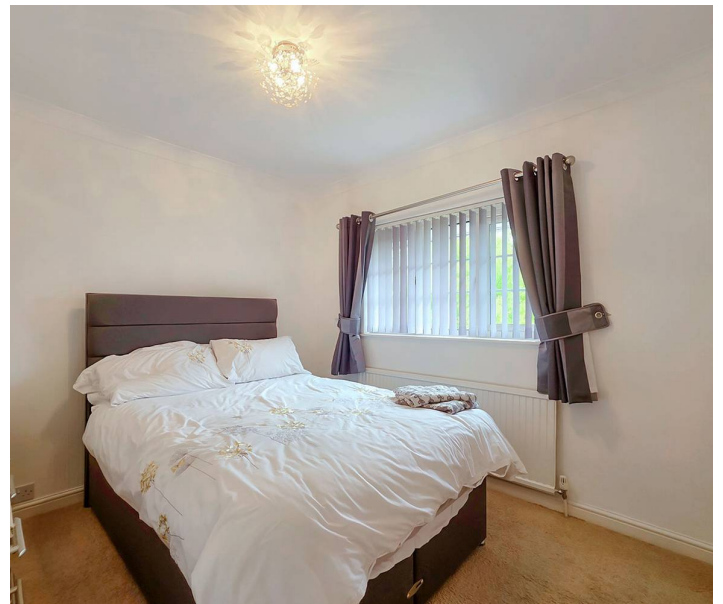
8' 4" x 6' 7" (2.53m x 2.01m)

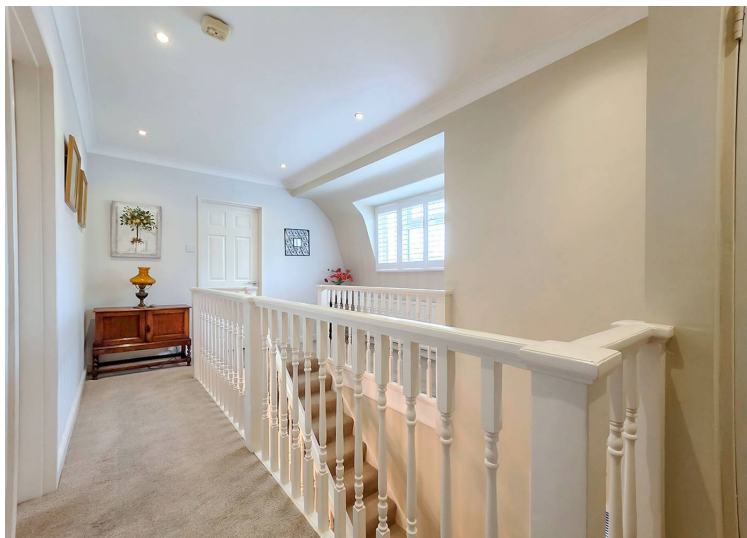
Wc

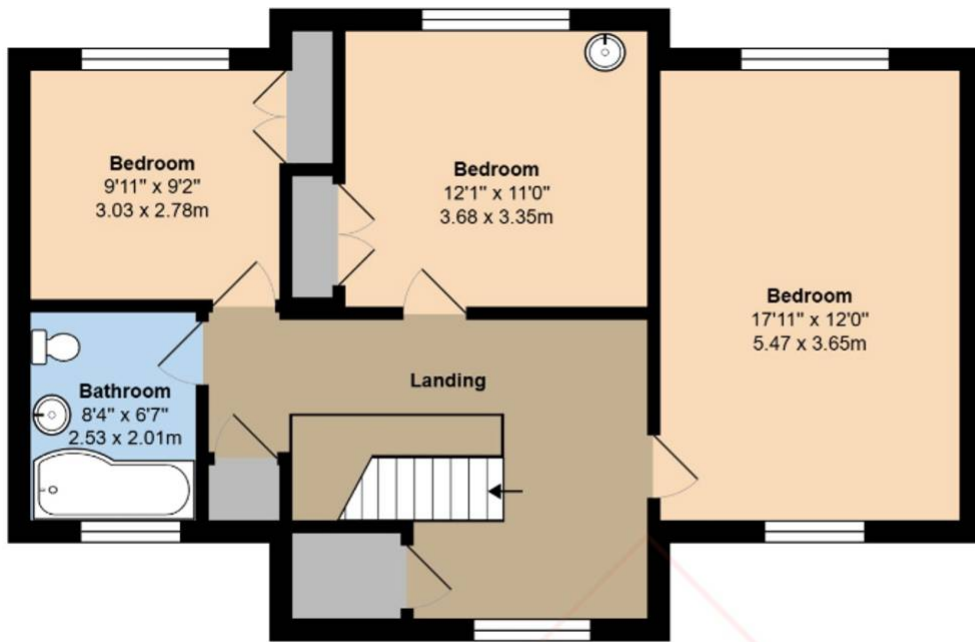
3' 6" x 1' 11" (1.06m x 0.58m)

Garage

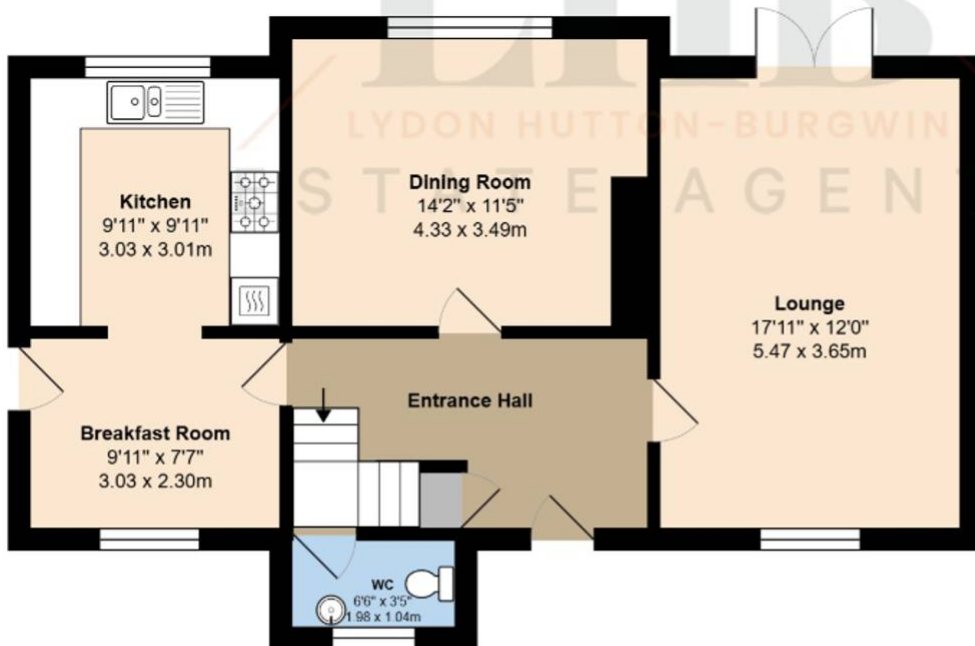
15' 5" x 9' 11" (4.70m x 3.02m)



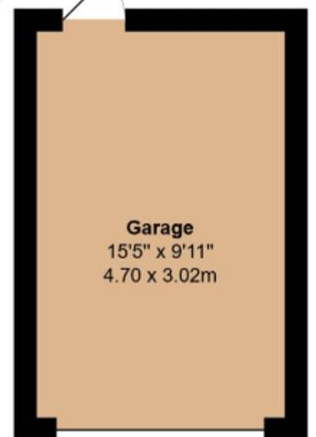




First Floor



Ground Floor



Total Area: 1613 ft² ... 149.9 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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