Norfolk Road, Littlehampton, West Sussex, BN17

£365,000

Jacobs | Steel

Property Type: Town House

Bedrooms: 5

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Chain Free townhouse
- Five Bedrooms
- Off street parking
- Private rear garden
- Versatile ground-floor bedroom/reception room
- Modern kitchen/breakfast room
- Useful utility room and ground-floor cloakroom
- Principal bedroom with en-suite shower room
- Good-sized rear garden ideal for families and entertaining
- Convenient location close to the seafront, town centre, Littlehampton Academy and railway station

Chain free and beautifully presented throughout, this impressive five-bedroom family home offers over 1,300 sq ft of versatile accommodation arranged over three floors. Enhanced by a modern kitchen, replacement boiler and recent redecoration, the property also benefits from a good-sized garden, ample parking and an integral garage, all within easy reach of Littlehampton's seafront, town centre, Littlehampton Academy and excellent transport links to Brighton, Chichester, Arundel and London.

Modern, spacious, chain free and remarkably versatile, this beautifully improved five-bedroom family home offers over 1300 sqft of flexible accommodation arranged over three floors. Enhanced by a series of thoughtful upgrades, including a replacement boiler, contemporary fitted kitchen and extensive redecoration, it combines practical modern living with a highly convenient position close to Littlehampton's seafront, town centre and excellent local amenities.

The accommodation has been thoughtfully adapted by the current owners to create a home capable of evolving with changing lifestyles. The ground floor features a highly versatile reception room which is currently utilised as a fifth bedroom, making it ideal for multi-generational living, visiting guests, a home office or playroom. This floor is further complemented by a cloakroom and a particularly useful utility room, helping to keep the day-to-day running of the home neatly separate from the principal living areas.

On the first floor, the spacious lounge provides an excellent environment for both relaxation and entertaining, with doors opening onto a balcony, whilst the impressive kitchen/breakfast room forms the heart of the home and offers ample space for family dining and everyday living. The second floor comprises four further bedrooms, including a generous principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms.

Outside, the property continues to impress. To the front there is ample off-road parking, whilst to the rear the property enjoys a good-sized garden, providing an excellent space for children to play, outdoor dining and summer entertaining. Offering more outdoor space than many comparable modern homes, the garden creates a natural extension of the living accommodation during the warmer months.

Norfolk Road is ideally positioned to enjoy the very best of Littlehampton's thriving coastal lifestyle. The seafront, promenade and beach are all within easy reach, providing miles of coastline, watersports opportunities and scenic walks along both the shoreline and the River Arun. Whether enjoying a morning coffee overlooking the sea, an evening stroll along the promenade or exploring the nearby harbour and riverside attractions, the location offers an enviable balance between convenience and leisure.

Littlehampton itself continues to grow in popularity, offering a comprehensive range of shopping facilities, supermarkets, independent retailers, cafés, bars and restaurants. Families are particularly well served by a selection of schools, parks and leisure facilities, including the highly regarded Littlehampton Academy, whilst nearby Mewsbrook Park, East Beach Café and the award-winning coastline further enhance the area's appeal.

For those travelling further afield, Littlehampton railway station provides regular services towards London Victoria and Gatwick, whilst the A259 and A27 offer convenient road access to Worthing, Brighton, Arundel and

Ground Floor

First Floor

Second Floor

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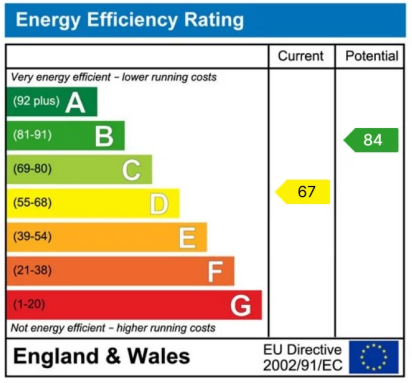

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