

28, Sandfield Avenue, Littlehampton
West Sussex BN17 7LL
OIEO £325,000 Freehold



A rare opportunity to purchase this attractive extended 1930s mid-terrace home, offering bright and spacious accommodation throughout, complemented by a stunning kitchen-dining extension that provides a real wow factor.

The accommodation begins with a covered entrance leading into the welcoming hallway, which benefits from useful understairs storage and access to a utility room/cloakroom. A further door opens into the impressive kitchen-dining area.

The beautifully designed kitchen extension combines contemporary styling with timeless elegance and practical functionality, creating a bright and inviting space ideal for everyday living, family dining and entertaining. The standout feature is the rich sage-green cabinetry, complemented by traditional Shaker-style doors and elegant brass-effect knobs and handles. Integrated appliances and tasteful finishes complete this stylish and characterful space, creating a wonderful blend of modern design and warmth.

The living room is another appealing feature of the property, offering generous proportions, attractive wooden flooring and a large bay window that allows natural light to flood the room. A stylish charcoal feature wall with fireplace creates an attractive focal point, while built-in storage and neutral décor provide a versatile space ready for personalisation.

To the first floor, the landing leads to three bedrooms, comprising two well-proportioned double bedrooms and a further single bedroom. These are served by a stylish family bathroom fitted with a P-shaped bath and shower over, offering both comfort and practicality.

Combining the character of a 1930s home with a superb contemporary kitchen extension, this property offers appealing living space and a fantastic opportunity for buyers seeking a home with both style and personality.

Council Tax Band: C

EPC Rating: C

NOTE – For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable.

WITH OVER...

At an Average rating of 4.9/5



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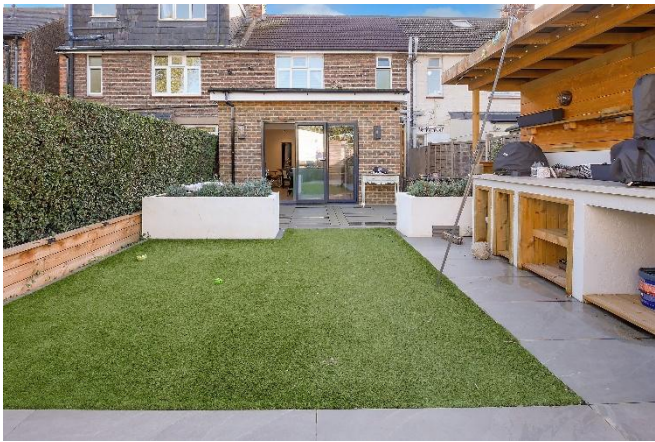
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Sandfield Avenue is situated within the popular residential area of Wick, Littlehampton, offering convenient access to a range of local amenities. Nearby Wick Parade provides a selection of shops and everyday essentials, while local primary and secondary schools are within easy reach. Regular bus services offer connections to Littlehampton town centre and surrounding areas, with the A27 also readily accessible for travel towards Worthing, Arundel and further afield.

Littlehampton itself is a charming seaside town, boasting a range of shops, cafés, restaurants and leisure facilities, together with its attractive beaches, picturesque River Arun and bustling harbour. The town centre and mainline railway station provide further amenities and transport links, making this an appealing location for those seeking a convenient lifestyle close to the coast.



A beautifully arranged and thoughtfully designed rear garden, offering an ideal space for outdoor entertaining and relaxation. The garden features contemporary composite decking, a central artificial lawn and attractive raised, white-rendered planters, creating a smart, low-maintenance outdoor setting.

To the rear, a superb timber-built outdoor kitchen and covered entertaining area provides a fantastic focal point, complete with fitted worktops, storage and space for barbecue cooking. Mature boundary hedging and established planting offer a sense of privacy, while a useful garden shed provides additional storage. To the very rear there is a timber garage with access for vehicles to park in. To the front there is off road parking for two vehicles.



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