



18 Genoa Close, Littlehampton, BN17 6SE

£375,000

- Three Bedroom Link Detached House
- Popular Beaumont Park Location
- 15'1 South Facing Lounge
- Close To Bus Routes & Transport Links
- Annexe Suitable For Dependent Relative
- Master Bedroom With En Suite Shower Room
- Flexible Accommodation
- Annexe With Bedroom, Shower Room & Lounge With French Doors To Garden
- 14'7 Kitchen/Dining Room
- Driveway Parking

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Three bedroom link-detached house offering flexible accommodation and the added benefit of a self-contained annexe, ideal for a dependent relative or multi-generational living.

Located in the popular Beaumont Park area, the main house features a 15'1 south-facing lounge providing a bright and welcoming living space, along with a generous 14'7 kitchen/dining room to the rear, perfect for everyday family life and entertaining. The master bedroom benefits from an ensuite shower room, complemented by two further bedrooms and a family bathroom.

The annexe offers excellent independent living potential, comprising a bedroom, shower room and lounge, with French doors opening directly onto the garden, creating a light and private retreat.

Externally, the property benefits from driveway parking and a pleasant garden space. Ideally positioned close to bus routes and transport links, this home combines convenience with versatile living options, making it an excellent choice for families seeking adaptable accommodation in a sought-after location.



Council Tax Band:

Tenure: Freehold



KITCHEN/DINER
14'7 x 11'3

LOUNGE
15'1 x 11'4

ANNEXE ROOM
18'6 x 18'4

ANNEXE BEDROOM
9'4 x 8'2

ANNEXE ENSUITE
6'8 x 5'3

BEDROOM ONE
11'5 x 7'8

ENSUITE
7'7 x 2'9

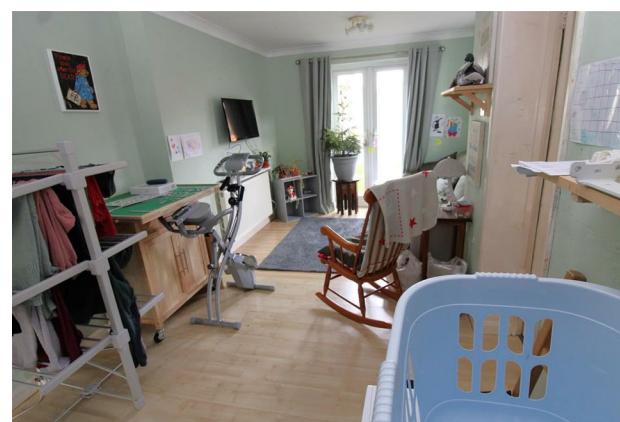
BEDROOM TWO
9'6 x 8'5

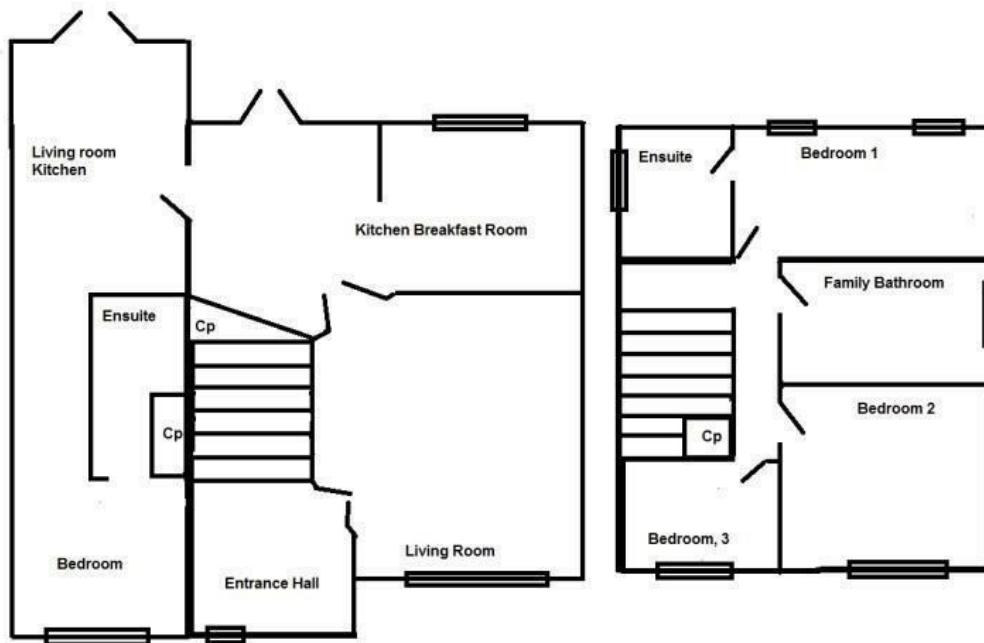
BEDROOM THREE
6'8 x 6'3

FAMILY BATHROOM
8 x 4'7

ANNEXE COUNCIL TAX
BAND- A

MAIN HOUSE COUNCIL TAX
BAND- C

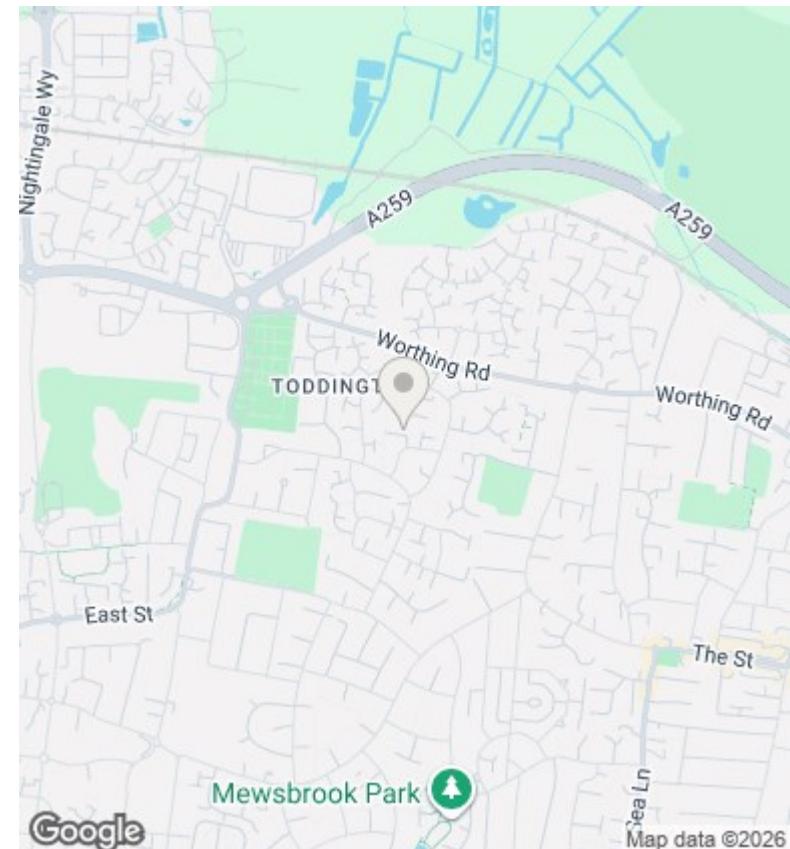




This floor plan is not drawn to scale and for guidance purposes.

Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.



Map data ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.