



2 Howard Place, Littlehampton, BN17 7AG

£264,500

- Character End Of Terrace House
- West Facing Rear Garden
- Third Bedroom/Office/Dressing Room
- Viewing Highly Recommended
- Two/Three Bedrooms
- Favoured East/West Aspect
- Well Presented Throughout
- Two Reception Rooms
- 11'11x11'10 Double Aspect Lounge
- Central Location Close To Town Centre & Train Station

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This character end-of-terrace house is ideally positioned in a central location, just a short walk from the river, town centre and train station, making it perfect for commuters and those seeking convenience without compromising on charm.

Well presented throughout, the property offers two reception rooms, ideal for separating living and dining areas, or creating a playroom, or home office. The bright double-aspect lounge measuring approximately 11'11" x 11'10" is perfect for relaxing, whilst the separate kitchen to the rear provides dedicated cooking space.

Upstairs, the accommodation provides two generous bedrooms, with a third room currently arranged as bedroom three, could also be used as a home office/dressing room, offering excellent flexibility for modern living. The property enjoys a west-facing rear garden, ideal for afternoon and evening sunshine.

This attractive home combines character, space, and a highly convenient location, making it an excellent choice for a wide range of buyers.

Viewing is highly recommended.



Council Tax Band: B

Tenure: Freehold



LOUNGE

11' 11" x 11' 10"

DINING ROOM

11' 11" x 9' 7"

KITCHEN

8' 10" x 7' 9"

GROUND FLOOR BATHROOM

6' 8" x 6'

BEDROOM ONE

11' 11" x 11' 10"

BEDROOM TWO

11' 11" x 9' 2"

**BEDROOM THREE/STUDY-
ACCESSED VIA BEDROOM
TWO**

9' 10" x 7' 11"



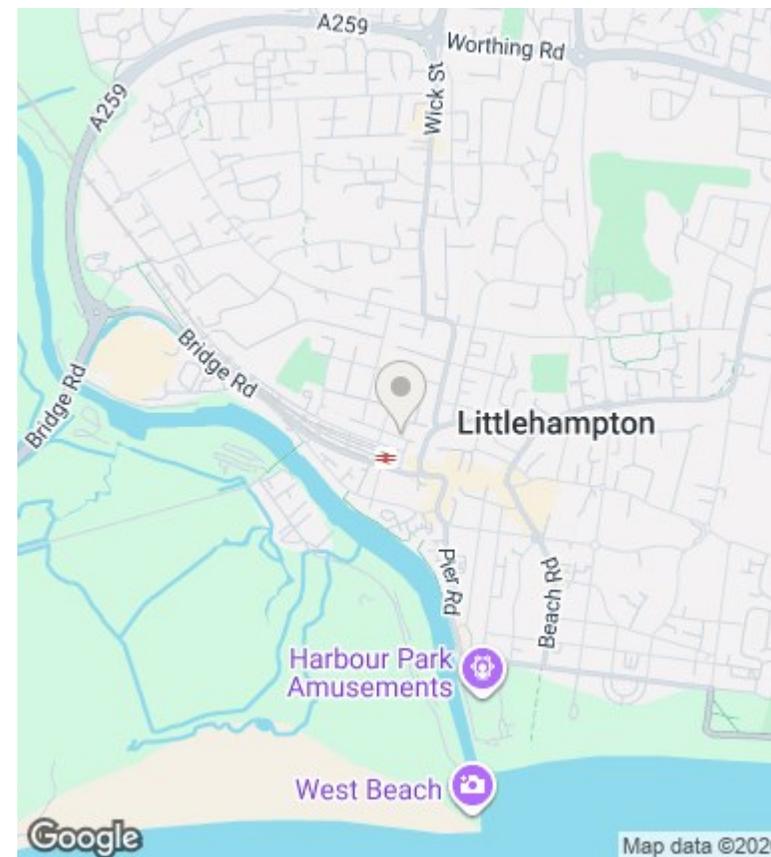


GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.