



## 3 Stanhope Road, Littlehampton, BN17 6AQ

£278,000

- Period Terrace House
- West Facing Rear Garden
- Approx. 0.8 Miles to Seafont
- 3 Double Bedrooms
- 12'10" Separate Kitchen
- Close To Local Schools, Town Centre & Train Station
- Two Reception Rooms
- 7' 11" Refitted Ground Floor Bathroom
- Favoured East/West Aspect

# 3 Stanhope Road, Littlehampton BN17 6AQ

This charming period terrace house offers well-proportioned and versatile accommodation, ideal for families or professionals alike. The property features three generous double bedrooms and two reception rooms, providing flexible living and entertaining space.

To the rear is a west-facing garden, perfect for enjoying afternoon and evening sun, while the separate kitchen measuring 12'10 offers ample space for cooking and dining. The home further benefits from a refitted ground floor bathroom.

Positioned in a highly convenient location approximately 0.8 miles from the seafront, the property is also close to local schools, the town centre, and the mainline train station, making it ideal for commuters. With its favoured east/west aspect and classic period character, this home combines charm, space, and an excellent location. Viewing is recommended!



Council Tax Band: B

Tenure: Freehold



**LOUNGE**

11' 10" x 11' 0"

**DINING ROOM**

11' 11" x 11' 5"

**KITCHEN**

12' 10" x 7' 2"

**GROUND FLOOR**

**BATHROOM**

7' 11" x 7' 2"

**BEDROOM ONE**

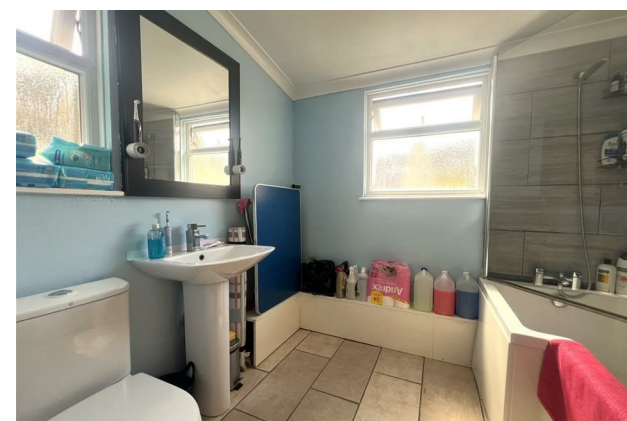
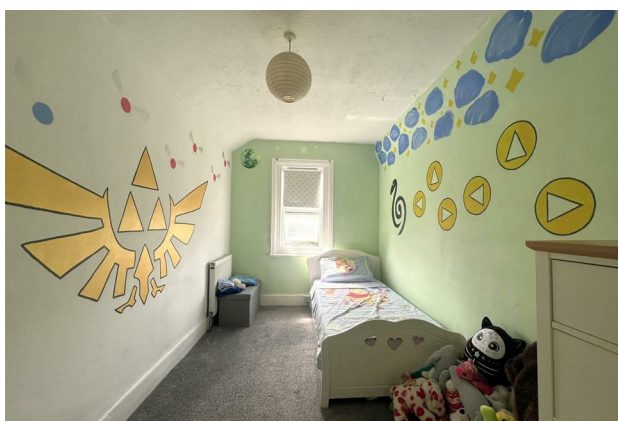
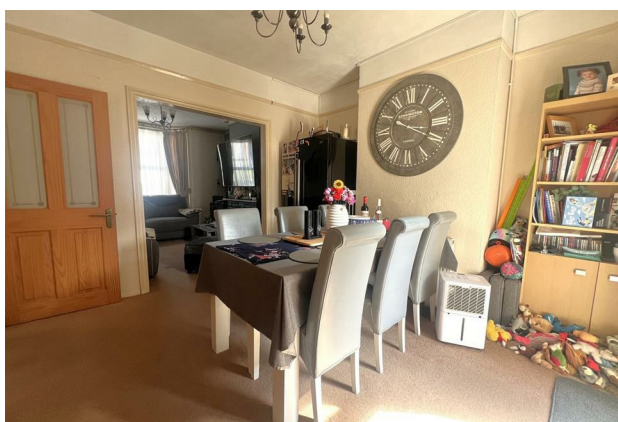
12' 1" x 11' 10"

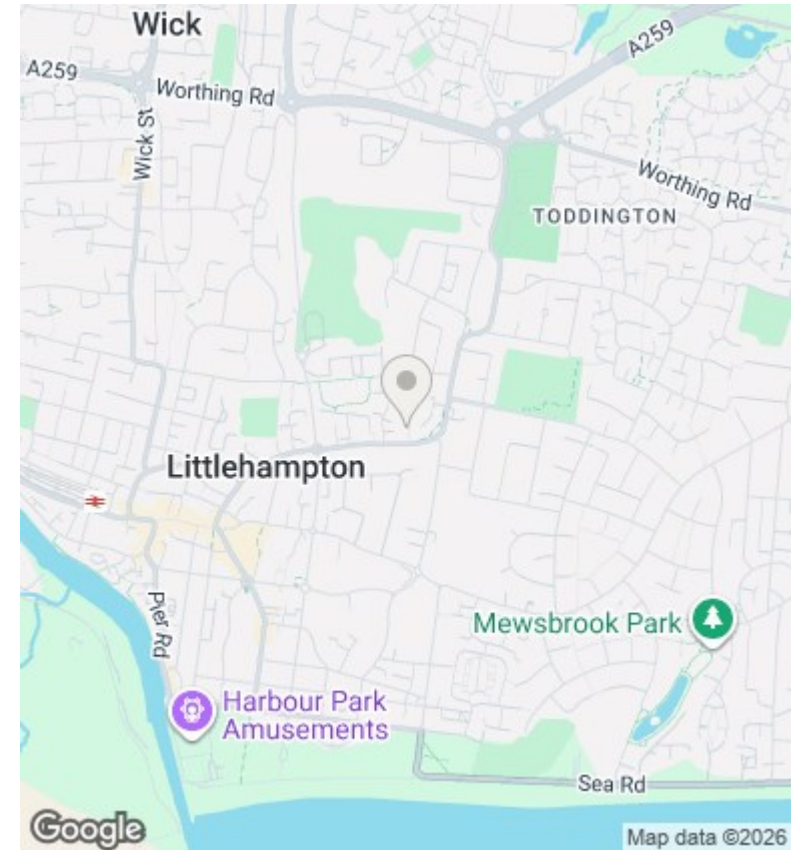
**BEDROOM TWO**

12' 0" x 8' 11"

**BEDROOM THREE**

12' 10" x 7' 3"





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 restuarants 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) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.