



3 Terminus Place, Littlehampton, Littlehampton, West Sussex, BN17 5BP **£249,950**

- Well Presented Period Terrace Cottage
- Popular Location 200 Feet From River Arun
- 13'2 Lounge
- Two Bedrooms
- Convenient Location Close To Town Centre & Train Station
- South/West Facing Rear Garden
- Less Than One Mile To Littlehampton Seafront
- 11'6x10'4 Separate Dining Room
- Chain Free & Vacant Possession

3 Terminus Place, Littlehampton BN17 5BP

Tucked away in a popular and convenient location just moments from the River Arun, this well-presented period terrace cottage offers charm, comfort, and coastal living within easy reach.

The property features a welcoming 13'2 lounge, ideal for relaxing, alongside a separate 11'6 x 10'4 dining room, perfect for entertaining or family meals. The ground floor is completed by a contemporary kitchen to the rear, overlooking the garden.

Upstairs, there are two well-proportioned bedrooms and a spacious family bathroom, making this an excellent choice for first-time buyers, downsizers, or investors.

Externally, the property benefits from a south/west-facing rear garden, offering a pleasant and private outdoor space to enjoy throughout the day.

Situated less than one mile from Littlehampton seafront, the home enjoys the best of both riverside and coastal lifestyles. The town centre and train station are also within close proximity, providing convenient access to local amenities and transport links.

Offered to the market chain free with vacant possession, this delightful cottage presents a fantastic opportunity for a straightforward move.



Council Tax Band: B

Tenure: Freehold



LOUNGE

13'2" x 9'11"

DINING ROOM

11'6" x 10'4"

KITCHEN

8'11" x 8'1"

BEDROOM ONE

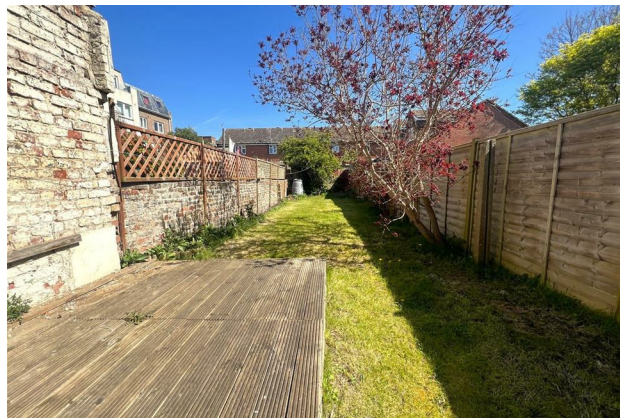
12'9" x 11'4"

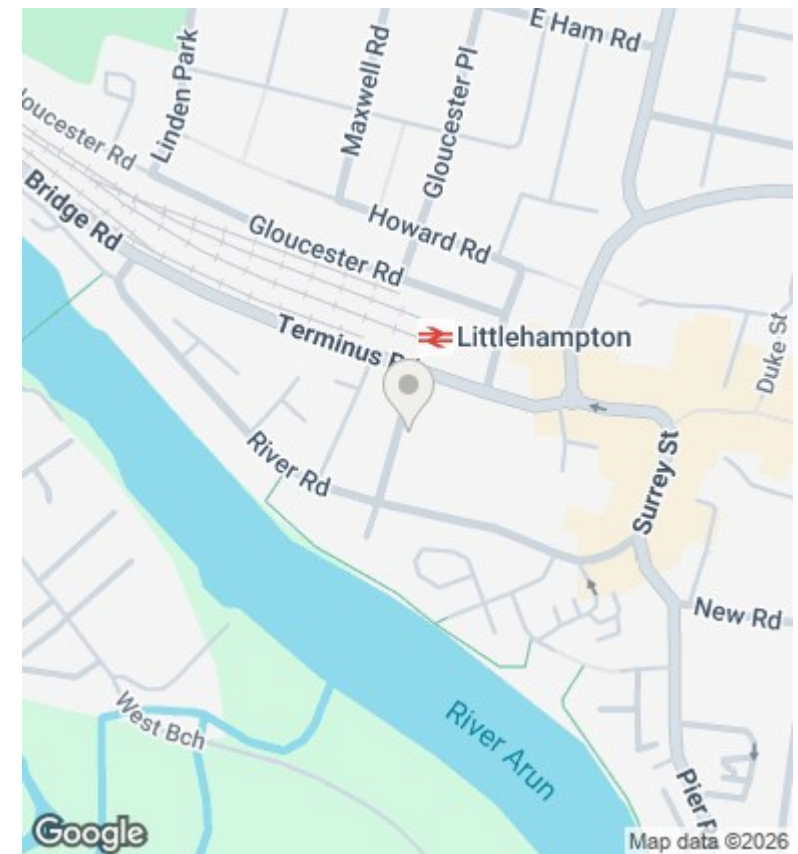
BEDROOM TWO

11'6" x 8'0"

FIRST FLOOR BATHROOM

9'0" x 8'11"





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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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.