

Total Area: 867 ft<sup>2</sup> ... 80.6 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created by 1st Image 2026

13 Albert Road, Littlehampton  
BN17 7AA  
£230,000 Freehold



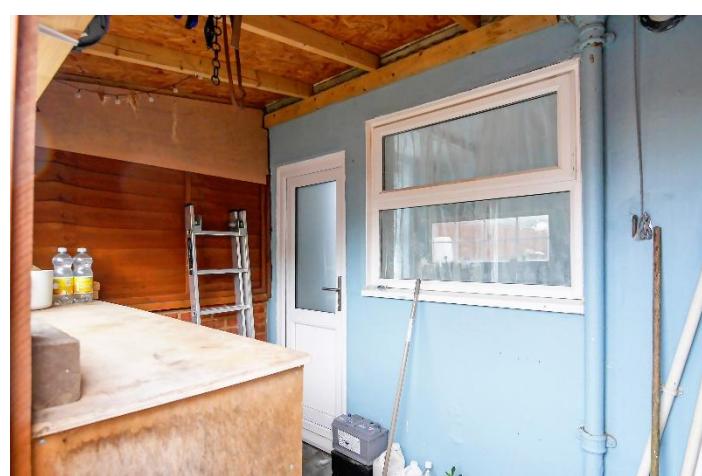
This charming older-style two-bedroom end-of-terrace cottage is conveniently situated just outside Littlehampton town centre and within only a few hundred feet of the mainline railway station, making it an ideal choice for commuters and those seeking easy access to local amenities.

The accommodation offers two reception rooms, providing flexible living and dining space. The kitchen, while fully functional, could benefit from updating and offers excellent potential for improvement to suit modern tastes. To the rear of the property is a lean-to area leading to the former outside WC, which has now been converted into a useful utility room, adding further practicality to the home.

On the first floor, there are two well-proportioned double bedrooms. The second bedroom enjoys the additional benefit of an adjoining box room, which would be ideal for use as a nursery, home office, dressing room. The bathroom has been refitted and features a P-shaped bath with shower over.

Further benefits include gas central heating with a boiler upgraded approximately six years ago, double glazing throughout, and a low-maintenance west-facing rear garden which enjoys afternoon and evening sun. The garden also benefits from rear access, adding to the overall convenience of the property.

Overall, this is a characterful home offering flexible accommodation, scope for enhancement and an excellent location close to the town centre and transport links.



WITH OVER...

**500**  
COMPANY  
REVIEWS  
NOW  
RECEIVED

At an Average  
rating of

4.9/5 ★★★★★



WITH  
OVER...

**500**

COMPANY  
REVIEWS

At an Average rating of

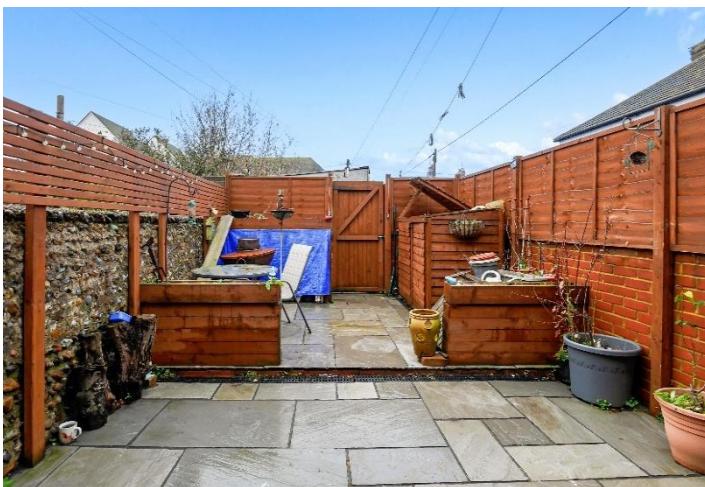
4.9/5 ★★★★★



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£230,000 Freehold



Littlehampton is a seaside town located on the south coast of England in the county of West Sussex. Situated at the mouth of the River Arun, it is known for its attractive beaches, historic harbour, and traditional seaside charm.

The town offers a mix of leisure, tourism, and maritime activities, with highlights including the award-winning East Beach, the iconic East Beach Café designed by Thomas Heatherwick, and the family-friendly Harbour Park amusement area.

Littlehampton also boasts a scenic riverside, a working marina, and easy access to the South Downs National Park. It is well-connected by road and rail, making it a popular destination for both visitors and residents seeking a coastal lifestyle.



**Energy Efficient Rating: E (51)**

**Council Tax Band: B**

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 carpets and furnishings.