



**Western Road, Littlehampton, West Sussex, BN17**

Guide Price **£400,000**



**Property Type:** Semi Detached House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** D

- Historic former coach house (built 1865; residence since 1984)
- Approximately 1,500 sq ft of generous accommodation across three floors
- Four double bedrooms and a versatile study area with utility cupboard
- Elegant living room and open-plan kitchen/dining room
- Direct access to brick-and-flint walled courtyard garden with side gate
- Updated since 2021 — new boiler, kitchen, roof and décor
- Bathroom and separate cloakroom
- Excellent transport links via Littlehampton station to London, Brighton, Gatwick, Worthing & Chichester
- Convenient A27/A259 road access along the coast and inland to Surrey
- Close to Goodwood, South Downs National Park and the West Sussex coast



A beautifully updated four double bedroom home blending period character with modern coastal living. Superb central location close to the seafront, marina and Littlehampton station with direct links to London, Brighton and Chichester.



Originally built in 1865 as a coach house and later converted into a chemist, this distinctive and historic home on Western Road, Littlehampton, beautifully showcases period architecture blended with modern coastal living. Converted to a residence in 1984, it now offers an impressive 1,500 sq ft of versatile and well-balanced accommodation, just moments from the seafront, marina and town centre.

The property enjoys a superbly central position, ideal for those seeking both character and convenience. Littlehampton railway station is within easy walking distance, providing direct links to Chichester, Worthing, Brighton, Gatwick Airport and London, making it perfect for commuters or weekend escapes. The nearby A27 and A259 road networks offer excellent access along the coast and inland towards Surrey, while Goodwood and the South Downs National Park are also within easy reach — perfect for days out or events.

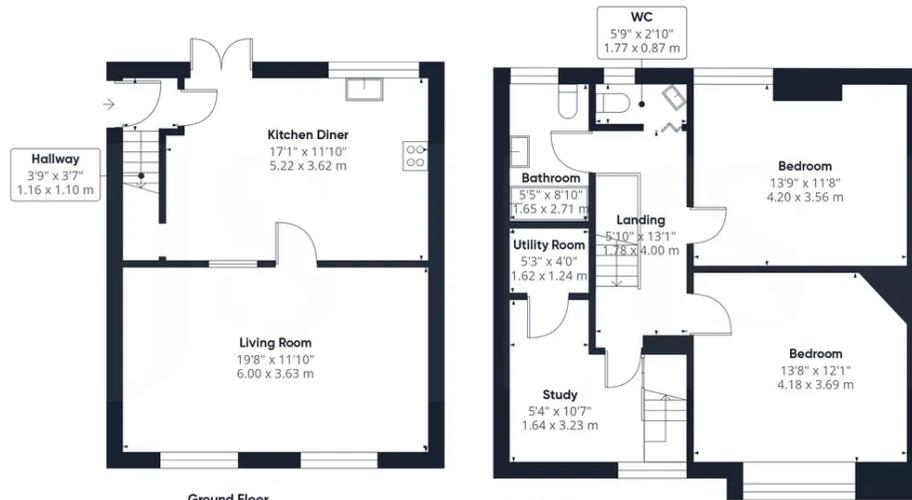
Since 2021, the current owners have carried out a comprehensive series of improvements including a new boiler, modern kitchen with integrated appliances, interior redecoration, and a roof overhaul with added loft insulation. The result is a home that feels fresh, practical and ready to enjoy, while retaining all the warmth and character of its period heritage.

Inside, the layout flows beautifully across three floors. The spacious living room offers a comfortable and elegant reception space, while the open-plan kitchen/dining room forms the sociable heart of the home, opening directly onto the brick-and-flint walled courtyard garden. With its side gate access and continental feel, this charming outdoor space is ideal for summer entertaining or relaxing in privacy.

On the first floor are two generous double bedrooms, a study area with a useful utility cupboard (formerly a dressing room), a family bathroom and separate cloakroom. The top floor features two further double bedrooms, both with excellent proportions, vaulted ceilings and an abundance of natural light.

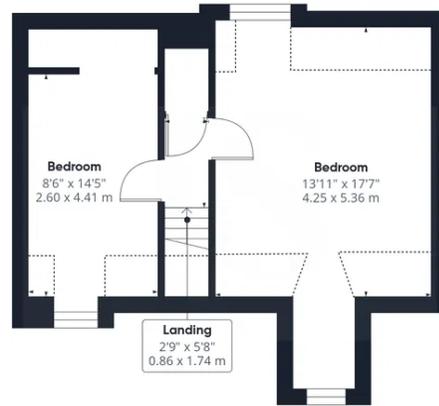
A truly individual home offering generous accommodation, rich history and an enviable coastal lifestyle — all within walking distance of the beach, station and Littlehampton's vibrant town centre.





Ground Floor

Floor 1



Floor 2



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.