



23 Linden Road, Littlehampton, BN17 7AH

Offers In The Region Of £260,000

- Period Victorian Terrace House
- Three Bedrooms
- 13'5 Master Bedroom
- Charming Characterful Property In Convenient Location Close To Amenities
- Central Location Close To Town Centre & Train Station
- Two Separate Reception Rooms
- 10'5x9'5 Ground Floor Bathroom
- Close To Local Junior & Senior Schools
- South Westerly Aspect Rear Garden
- Retaining Period Features Including Fireplaces & Block Parquet Floor

23 Linden Road, Littlehampton BN17 7AH

This charming Victorian 3 bedroom terrace house combines period features with modern comfort, ideally located near the town centre, train station, and local schools—perfect for families. It offers three well-sized bedrooms (including a spacious master), two reception rooms offering ample space for entertaining and everyday living, a large ground floor bathroom, plus an additional w/c and retains original character through fireplaces and parquet flooring.

The south-westerly rear garden is ideal for enjoying the afternoon sun, relaxing or outdoor dining.

This characterful home presents a fantastic opportunity for those seeking a well-maintained property with the added benefit of a central location close to essential amenities.



Council Tax Band: B

Tenure: Freehold



LOUNGE

10'7x10'2

DINING ROOM

10'4x10'3

KITCHEN

9'9x9'5

BATHROOM

10'5x9'5

BEDROOM 1

13'5x10'7

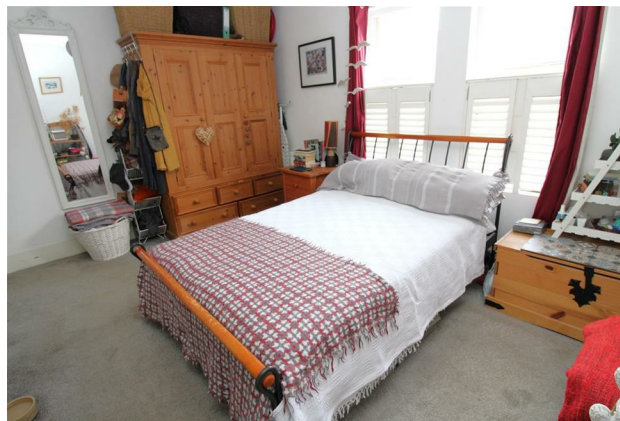
BEDROOM 2

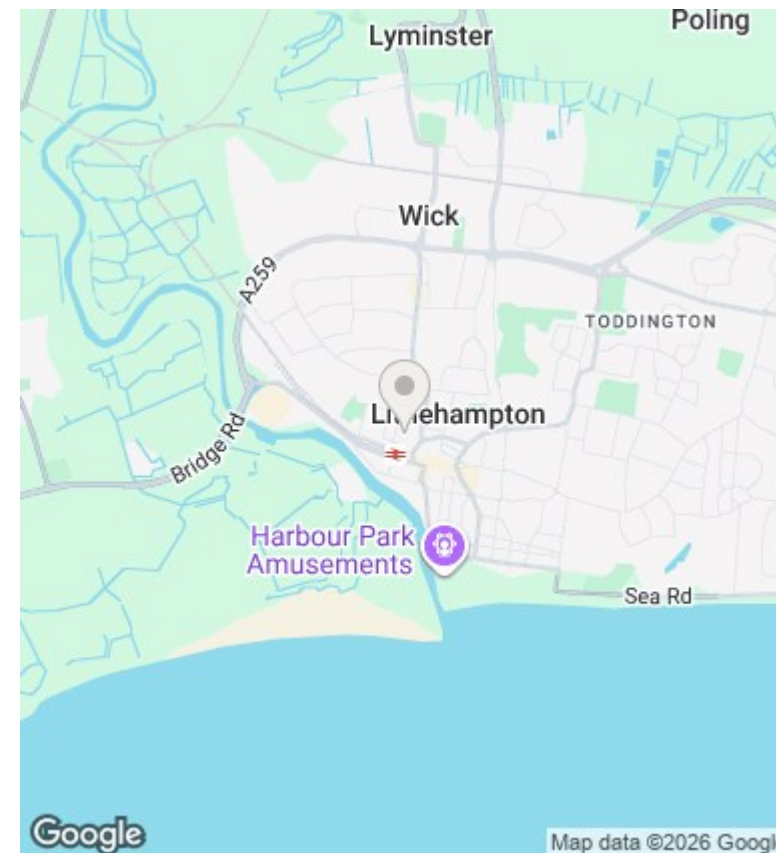
10'5x10'3

BEDROOM 3

9'3x8'8

GROUND FLOOR W/C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.