



13 Horsham Road, Littlehampton – BN17 6BT

£360,000 Freehold

- **Refurbished throughout** to a high standard by the current owner – stylish, modern and move-in ready
- **Detached two-bedroom bungalow** offering well-balanced and versatile accommodation
- **Offered chain free** for a smooth and hassle-free purchase
- **Generous west-facing plot** with beautifully designed, low-maintenance gardens
- **Multiple outdoor zones** including a sun-drenched patio ideal for entertaining plus separate side garden space
- **Spacious principal bedroom** to the rear and a second comfortable double bedroom
- **Bright bay-fronted lounge** with feature fireplace and ample space for both living and dining areas
- **Contemporary shaker-style kitchen & sleek fully tiled bathroom** with stone worktops, integrated appliances and walk-in shower



Offered to the market **chain free**, this beautifully refurbished **two-bedroom detached bungalow** has been thoughtfully transformed by the current owner to create a stylish and move-in-ready home. Occupying a **generous west-facing plot**, the garden has been cleverly designed to provide multiple zones – from a sun-drenched **patio area** perfect for entertaining, to a separate **side garden** that offers flexibility for those who enjoy gardening or simply wish to unwind outdoors.

Inside, the accommodation is equally impressive. The **principal bedroom**, positioned at the rear, offers excellent proportions with ample room for furnishings, while the **second bedroom** provides another comfortable double – ideal for guests, family, or use as a hobby room.

The **lounge** enjoys a bright and welcoming ambience, enhanced by a **bay window** that fills the space with natural light. A **feature fireplace with oak mantel** creates a striking focal point, and there's generous room for both seating and dining, making this a versatile space for everyday living or entertaining.

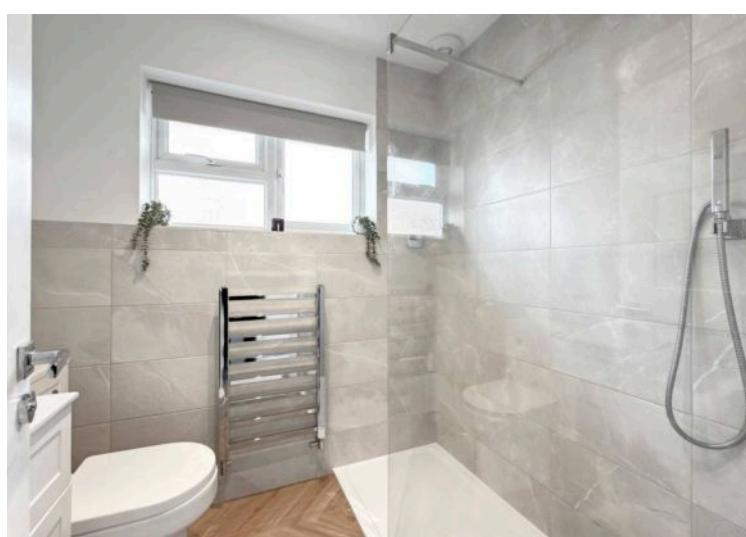
The **kitchen** and **bathroom** have each been finished to a **high standard**, combining classic style with modern practicality. The **kitchen** features timeless **shaker cabinetry**, **stone worktops**, and **integrated appliances**, while the **bathroom** offers a sleek, fully tiled finish with a **walk-in shower** and **contemporary vanity unit**.

Presented in immaculate condition throughout and ready to move straight into, this home perfectly blends quality, comfort, and convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Kitchen

8' 10" x 7' 9" (2.69m x 2.36m)

The kitchen is a real highlight of the home, featuring French doors that open directly onto the stunning patio, creating the perfect space for both everyday living and entertaining. Beautifully fitted with modern shaker-style units, it also boasts a range of high-quality integrated appliances, including a fridge freezer, slimline dishwasher, undercounter ceramic sink, electric hob, and elegant stone worktops, combining style with practicality.

Bathroom

The stylish fully tile bathroom has a vanity unit, WC, and large walk in shower.

Lounge / Diner

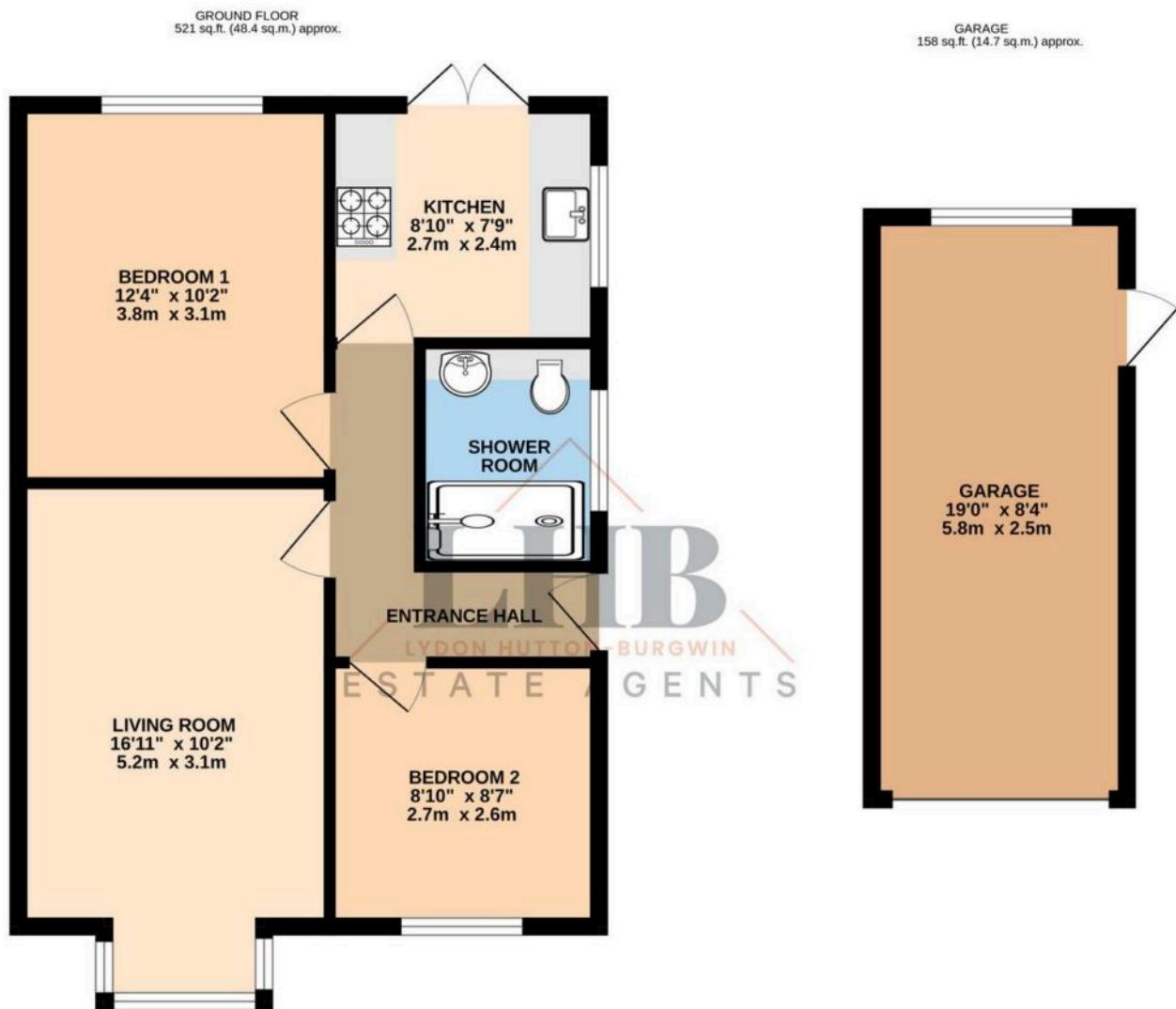
16' 11" x 10' 2" (5.16m x 3.10m)

The lounge diner is a warm and inviting space, flooded with natural light from the bay window. A feature fireplace with an elegant mantel creates a stunning focal point, giving the room character and a cosy atmosphere. Spacious enough for both relaxing and entertaining, it's a room designed for everyday comfort as well as those special family gatherings.









TOTAL FLOOR AREA: 679 sq.ft. (63.1 sq.m.) approx.
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