



# 41 Gloucester Place, Littlehampton, BN17 7AL

£290,000

- Extended Period Mid Terraced Home
- Well Presented Throughout
- 0.4 Miles to River
- Viewing Recommended to Appreciate this Lovely Home
- Three Bedrooms
- 'Cottage Style' West Facing Rear Garden
- Convenient Location Close to Town Centre & Train Station
- Three Separate Reception Rooms
- 13'2 Lounge with Feature Log Burner
- Utility Area off of Kitchen

# 41 Gloucester Place, Littlehampton BN17 7AL

A beautifully presented extended mid-terraced home offering generous and versatile living space, ideally positioned within easy reach of the town centre, train station, and just 0.4 miles from the river.

This charming property features three well-proportioned bedrooms and three separate reception rooms, providing excellent flexibility for family living, entertaining, or working from home. The 13'2 lounge is a particular highlight, complete with a feature log burner that creates a warm and inviting focal point.

The home is well presented throughout, combining character with practical modern living. The kitchen is complemented by a useful utility area, adding valuable additional storage and functionality.

To the rear, the delightful 'cottage style' west-facing garden offers a private and sunny outdoor space, perfect for relaxing or entertaining into the evening.

Conveniently located close to local amenities, transport links, and scenic riverside walks, this superb home truly must be viewed to be fully appreciated.



Council Tax Band: C

Tenure: Freehold



Lounge

13'2 x 12'7

Reception Room 2

10'2 x 9'9

Dining Room

9'4 x 9'2

Kitchen

14'1 x 6'

Utility Area

5'9 x 3'3

Bathroom

7'5 x 4'4

Bedroom 1

13'1 x 10'8

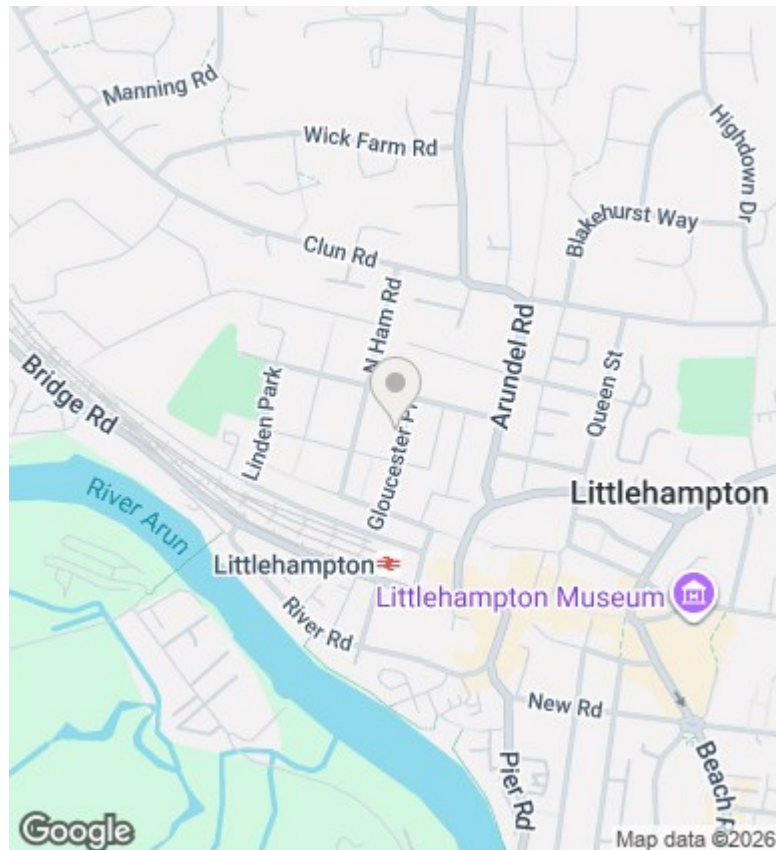
Bedroom 2

10'2 x 9'9

Bedroom 3

9'4 x 9'3





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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.