



74 East Street, Littlehampton, BN17 6AN

£370,000

- Extended Period Semi Detached House
- 14'6 Dining Room
- Less than Mile To Littlehampton Seafront
- Chain Free
- 14'03 Lounge with Open Fire
- 11'7 South Facing Conservatory
- Close To Local Schools
- 16'9 Kitchen Leading to Utility Area with Ground Floor W/C
- South Facing Rear Garden With Workshop
- 0.5 Miles To Town Centre

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Nestled in a desirable location, this extended period semi-detached house offers a perfect blend of character, space, and modern living. With its south-facing garden, and convenient proximity to both the town centre and Littlehampton seafront, this property is ideal for those seeking a comfortable family home.

The accommodation comprises a spacious 14'03 lounge with an open fire, creating a warm and inviting atmosphere for relaxing evenings. The 16'9 kitchen/diner is well-equipped and leads through to a separate utility area, offering practicality and extra storage space, as well as ground floor W/C. The 14'6 dining room provides a perfect space for family meals or entertaining guests, while the 11'7 south-facing conservatory adds an abundance of natural light and offers lovely views over the garden.

The south-facing rear garden is a particular highlight, featuring a workshop – ideal for hobbies, storage, or DIY projects. The property is conveniently located less than a mile from Littlehampton's seafront, perfect for beach lovers, while the town centre is just 0.5 miles away, providing easy access to shops, restaurants, and local amenities. Additionally, the property is close to several local schools, making it an excellent choice for families.

Offered chain free, this home presents an excellent opportunity for those looking for a well-located and spacious property with plenty of potential.



Council Tax Band: D

Tenure: Freehold



LOUNGE

14'03x11'06

DINING ROOM

14'6x9'9

KITCHEN

16'9x7'6

CONSERVATORY

11'7x9'8

UTILITY AREA

7'7x7'6

BEDROOM 1

13'2x11'05

BEDROOM 2

11'10x11'07

BEDROOM 3

8'6x8'6

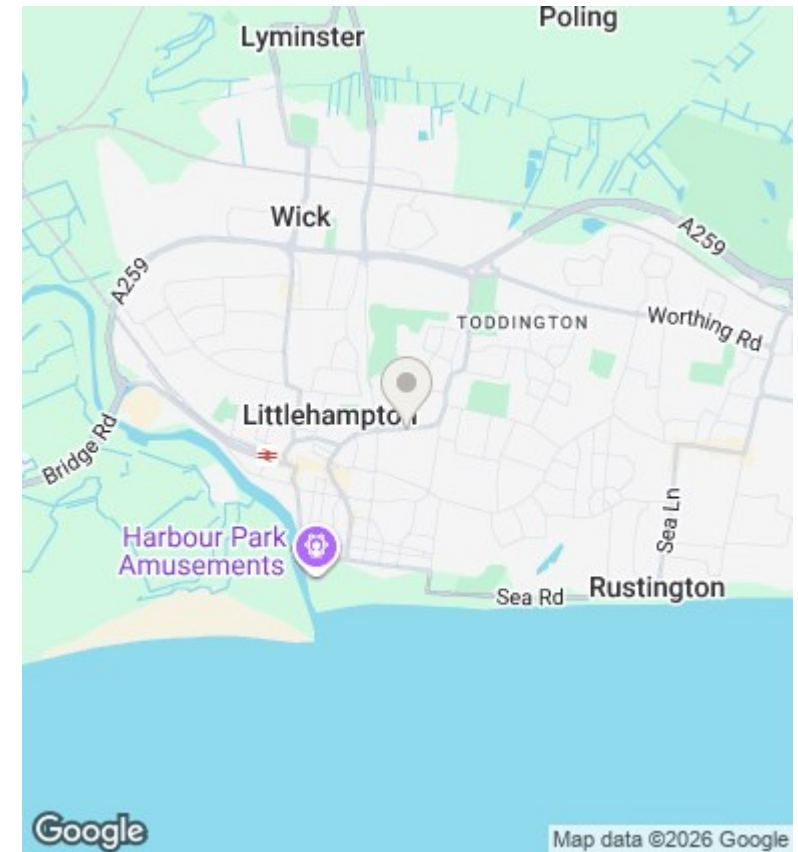
BATHROOM

8'06 x 6'07

AGENTS NOTE

The property was underpinned in 2003 due to a collapsed drain. The works have been signed off by the council building regulations department.





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 restaurants 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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 39 | |
| (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.