



East Street, Littlehampton



Asking Price
£375,000
Freehold

- Semi Detached House
- Close to Littlehampton town Centre
- Southerly Facing Garden
- No Chain
- Freehold
- Garage and Driveway
- EPC - TBC
- Council Tax Band - TBC

Robert Luff & Co are delighted to offer to market this Semi- Detached house . The property does require modernisation and improvement, but it has spacious rooms and at 163sqm/1759 sq ft it could be made into a wonderful family home. It is situated close to Littlehampton Town Centre with its amenities and situated less than half a mile to the mainline railway station and less than a mile to the beach. Other benefits include a garage and driveway, south/easterly rear garden and it is being sold with no forward chain

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Accommodation

Entrance Hall

access via front door

Hallway

Electric meter and circuit breaker fuse box, door to;

Cellar 16'4" x 6'2" (5 x 1.9)

measurement to include stair case, window, gas pipe (not tested)

Living Room 14'8" x 12'4" (4.48 x 3.77)

measurement into bay window, double glazed window, fireplace.

Dining Room 12'4" x 12'0" (3.77 x 3.66)

Double glazed window.

Third Reception Room / Bedroom Four 12'10" x 12'4" (3.93 x 3.78)

Measurements include fitted wardrobes, double glazed window.

Kitchen / Breakfast Room 17'8" x 11'5" (5.40 x 3.5)

Measurements to include built in units, one and half bowl sink unit inset to worktop, double glazed window and doors giving double aspect to garden, plumbing and space for washing machine, fitted oven.

Bathroom/w.c

Bath, low level flush w/c, wash hand basin, wood panel walls, step in shower area, airing cupboard housing hot water tank and shelving.

First Floor Landing

with stairs from entrance hall

Bedroom One 12'9" x 12'8" (3.90 x 3.88)

Bedroom Two 12'9" x 12'5" (3.90 x 3.81)

Bedroom Three 12'1" x 12'3" (3.70 x 3.75)

Bedroom Four 10'5" x 8'7" (3.19 x 2.62)

Bathroom

Separate W/C

Front Garden

Laid to lawn.

Garage & Driveway

To the side of the property.

Rear Garden

laid to lawn, patio area and flower and shrub borders, enclosed by fencing



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Floorplan



Total area: approx. 163.4 sq. metres (1759.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.