



JAMES & JAMES
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85 South Terrace

Littlehampton, BN17 5LJ

Guide price £750,000

Freehold Council Tax Band A



85 South Terrace Littlehampton, BN17 5LJ

Guide Price £750,000 - £800,000. Plus fixtures and fittings.

James & James Commercial are delighted to bring to the market this exceptional Guest House presented to an exacting standard throughout. This property is ideal for anyone looking for a 'turnkey' business, a HMO or as a family looking to convert back into a multi story home that would suit multigenerational living.

The property also offers split level owners' accommodation comprising a stunning well equipped kitchen, a lounge/diner, one double bedroom and a bathroom. There is a private garden with rear access and a detached utility room.

Other benefits include gas fired central heating, double glazing throughout & a courtyard rear garden.

South Terrace is situated on Littlehampton beach front and is conveniently located for visiting the beautiful historic castle town of Arundel and the South Downs countryside, with its many interesting walks and attractions. The guest house is a short distance from classic car and horse racing events at world renowned Goodwood. Equally the property is just a short drive or train ride to Worthing and Chichester, with plenty of shops, restaurants, pubs, cinemas and theatres.

The guest house is just a few minutes' walk from the Arun river harbour with a variety of eateries from traditional English fish and chips to Thai cuisine. The popular harbour amusement park, look & sea centre and oyster boating pond are also nearby. Take a walk along the river or sea front promenade, sit on Britain's longest bench boasting 2 prestigious architecture awards from the Civic Trust or maybe take the 5 minute ferry ride to the nationally protected West Beach. Littlehampton train station and town centre is a 10 minute walk away.

EPC <https://find-energy-certificate.service.gov.uk/energy-certificate/0245-2735-3639-3169-2151>

LOWER GROUND FLOOR

Entrance hall





Living area
25'11 x 12'9 (7.90m x 3.89m)

Bathroom

Bedroom one
15'9 x 13'0 (4.80m x 3.96m)

Bedroom two with en-suite bathroom
15'2 x 12'9 excluding bay and bathroom
(4.62m x 3.89m excluding bay and bathroom)

GROUND FLOOR

Entrance hall

Hall

Living area
21'1 x 12'8 (6.43m x 3.86m)

Kitchen
16'1 x 13'0 (4.90m x 3.96m)

Bedroom with en-suite bathroom
15'2 x 12'9 excluding bay and bathroom
(4.62m x 3.89m excluding bay and bathroom)

1ST FLOOR

Landing

Bedroom two with en-suite bathroom
13'5 x 12'11 and 8'5 x 6'3 excluding bathroom
(4.09m x 3.94m and 2.57m x 1.91m excluding bathroom)

Bedroom three with en-suite shower room
13'1 x 12'6 excluding en-suite (3.99m x 3.81m excluding en-suite)

Bedroom one with en-suite shower room
20'1 x 13'5 excluding en-suite (6.12m x 4.09m excluding en-suite)

Balcony

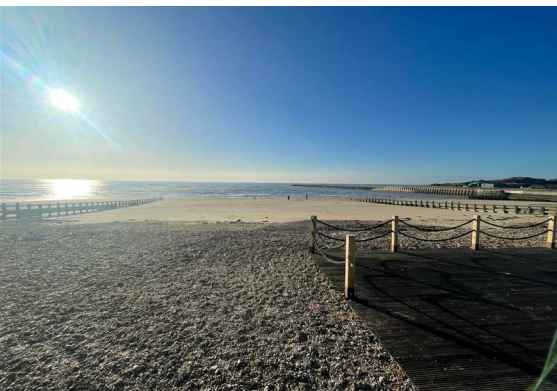
2ND FLOOR

Landing

Bedroom two with en-suite bathroom
13'4 x 12'9 and 8'6 x 7'8 excluding bathroom
(4.06m x 3.89m and 2.59m x 2.34m excluding bathroom)

Bedroom three with en-suite shower room
12'6 x 12'6 excluding en-suite (3.81m x 3.81m excluding en-suite)

Bedroom one with en-suite shower bathroom and sepa
20'1 x 12'11 excluding bay and bathrooms
(6.12m x 3.94m excluding bay and bathrooms)



Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

