



**JAMES & JAMES**  
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9 Horsham Road West

, Littlehampton, BN17 6DL

Offers in excess of £300,000

Freehold Council Tax Band



## 9 Horsham Road West , Littlehampton, BN17 6DL

Guide Price £3000,000 to £325,000

James & James Estate Agents are delighted to bring to the market this superbly presented and deceptively spacious STUNNING three bedroom family home with an incredible WEST facing read garden & ample OFF ROAD Parking.

In brief the accommodation comprises; Entrance hall, lounge with log burning stove, modern refitted kitchen breakfast room, study/play area, utility room. To the first floor there are three bedrooms and a luxury modern white fitted bathroom suite

Outside the rear garden is a particular feature of the property being laid predominantly to lawn whilst boasting a favoured West Aspect. The front garden has been arranged to provide off road parking.

Other benefits include gas central heating and double glazing.

Located just off Horsham Road in Littlehampton, this home is in a great location as it is within easy reach of the A259 with direct routes to nearby towns and villages, Littlehampton town centre and famous seafront, both Littlehampton and Angmering Railway Stations and is just 0.6 miles from The Littlehampton Academy. The property has been sympathetically refurbished to the highest standard by the current family making this property an ideal investment or family home.

Viewing is highly recommended to fully appreciate everything that this property has to offer.





Lounge  
12'4 x 12'6 (3.76m x 3.81m)

Kitchen/Diner  
12'1 x 9'6 (3.68m x 2.90m)

Study Area  
10'4 x 5'6 (3.15m x 1.68m)

Utility  
12'3 x 4'2 (3.73m x 1.27m)

Bedroom One  
12'6 x 10'6 (3.81m x 3.20m)

Bedroom Two  
10'9 x 10'5 (3.28m x 3.18m)

Bedroom Three  
7'3 x 9'5 (2.21m x 2.87m)

Bathroom

Outside

West Facing Rear Garden



## Floor Plan



## Viewing

Please contact our James & James Estate Agents 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

