



1 St Winefrides Road, Littlehampton, West Sussex, BN17 5NL £575,000

- Substantial Period Detached House Close To Seafront
- Integral Garage & Driveway Parking
- Ground Floor Shower Room & First Floor Family Bathroom
- Chain Free
- In Need of Modernisation Throughout
- 19'9x17'1 Principal Bedroom
- Opportunity To Create "Forever Home"
- 17'8x16'9 Lounge
- Four/Five Bedrooms
- 181 Square Metres Of Accommodation

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Substantial Period Detached House Close To The Seafront

Chain Free | Four/Five Bedrooms | 181 sq m Accommodation | Integral Garage & Driveway Parking

An exciting opportunity to acquire a substantial period detached house, ideally positioned close to the seafront and offering approximately 181 sq m of accommodation. The property is in need of modernisation throughout, but provides an excellent opportunity for a purchaser to create a fantastic "forever home" tailored to their own taste and requirements.

The generous accommodation includes an impressive 17'8 x 16'9 lounge, providing an excellent main reception space, together with a 19'9 x 17'1 principal bedroom, four/five bedrooms in total, a ground floor shower room and first floor family bathroom.

Externally, the property benefits from driveway parking and an integral garage, providing valuable off-road parking and storage. Its substantial proportions, flexible bedroom accommodation and desirable location close to the seafront make this a particularly exciting prospect for those looking for a home with scope to improve and add value.

Viewing is highly recommended to appreciate the size, potential and location on offer.



Council Tax Band: G

Tenure: Freehold



LOUNGE
17'8x16'9

DINING ROOM
16'1x13'6

KITCHEN
12'4x11'6

ENTRANCE HALLWAY
14'4x7'9

UTILITY ROOM
10'6x7'4

GROUND FLOOR SHOWER
ROOM
9'0x5'3

PRINCIPAL BEDROOM
17'9x17'1

BEDROOM 2
13'5x13'3

DRESSING ROOM
11'3x8'5

Located off Bedroom 2 with
potential for en-suite or
dressing room

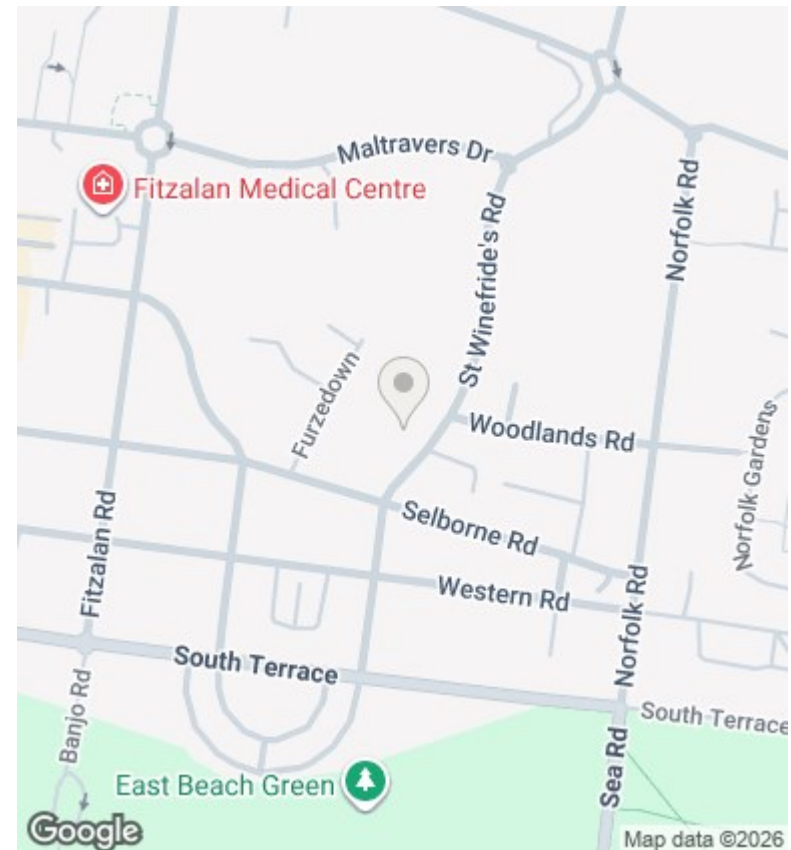
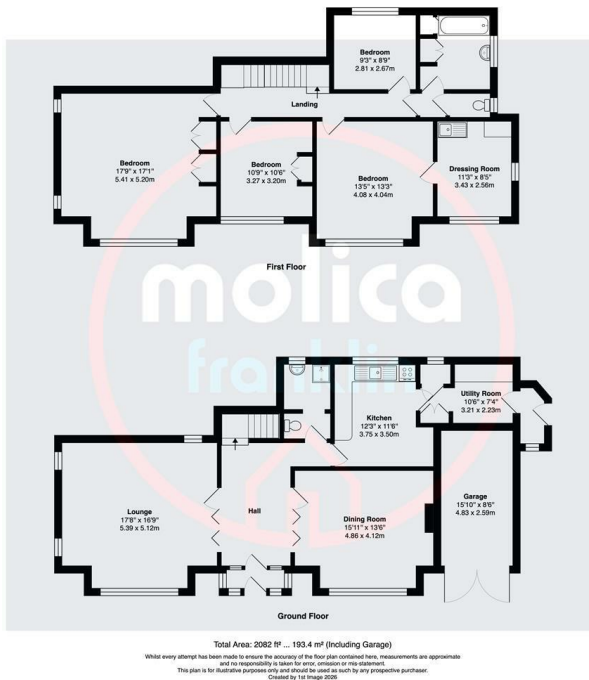
BEDROOM 3
10'9x10'6

BEDROOM 4
9'3x8'9

BATHROOM
8'8x7'7

INTEGRAL GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	77
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.