

Talbot Road, Littlehampton

£280,000



A Victorian mid-terrace house which has undergone significant improvement by the current vendors over recent years.

The property is presented in very good order throughout with the accommodation comprising of an entrance hall with Victorian style tiled flooring, a bright and spacious lounge with bay window and feature fireplace. Additionally on the ground floor there is a dining room with another fireplace, the room leads onto a refurbished re-fitted kitchen with solid wood work surfaces and integral cooker and hob, a separate utility room is accessible from the garden.

On the first floor the landing provides access to two double bedrooms and a stunning four-piece bathroom suite which includes a free-standing claw foot bath and separate shower cubicle. Additionally there is a loft room which is accessible via a drop-down ladder, the room has vast eves storage cupboards and a sky light. (this could potentially be converted to an additional bedroom subject to planning permission being obtained).

Outside to the rear is an enclosed west facing garden with decked area adjacent to the house and a pathleading to the far end of the garden where there is an access gate. To the front there is a small and mainly shingled garden with small path leading up to the front door.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2021

Council Tax Band - B
Energy Efficiency Rating -D62



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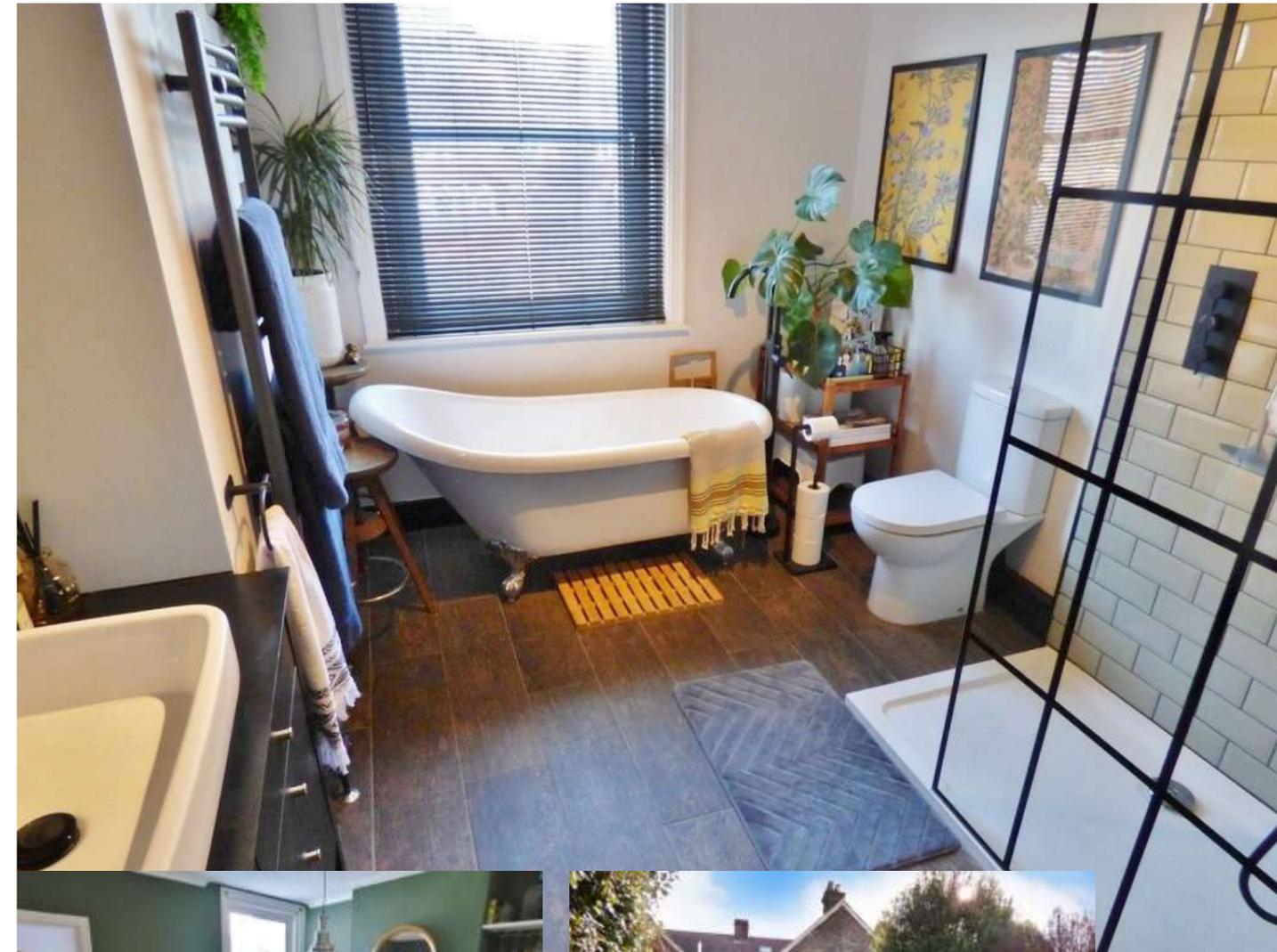


NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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Talbot Road is located within a popular residential area of Littlehampton within 0.5 miles from the town centre, where Littlehampton train station and bus links can be found. The River Arun can also be found within half a mile, as well as the footbridge, which takes you towards West Beach. The local shopping parade is within 0.5 miles where local supermarket and post office can be found.



Stunning four-piece bathroom suite with free-standing claw-foot bath and separate shower cubicle

