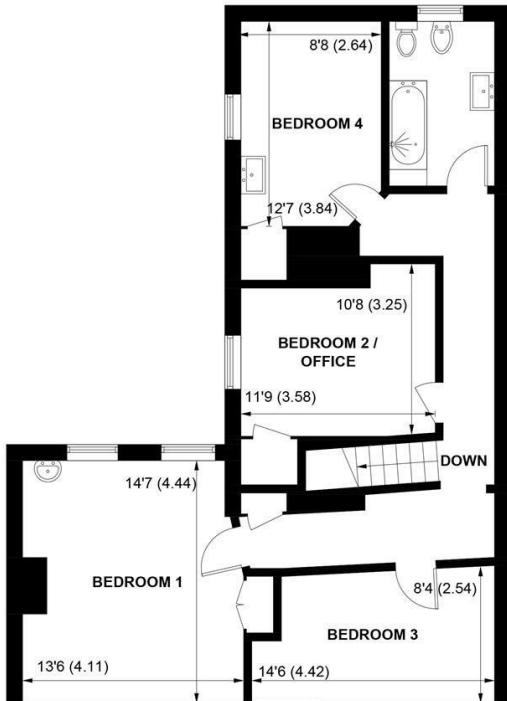
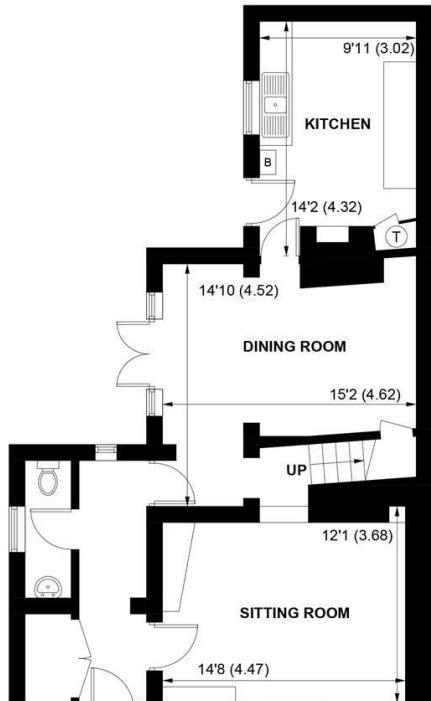




Sims Williams



7 NORFOLK PLACE, LITTLEHAMPTON, BN17 5PD



APPROXIMATE GROSS INTERNAL AREA = 1508 SQ FT / 140.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

**ARUNDEL OFFICE**

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# £430,000 Freehold

7, NORFOLK PLACE,  
LITTLEHAMPTON,  
BN17 5PD

- Georgian Flint Fronted Cottage
- Kitchen Breakfast Room
- 4 Double Bedrooms
- Fitted Family Bathroom
- Opportunity For Renovation
- Short Walk To The Beach
- Walled Garden
- Terraced Garden & Mature Planting
- No Onward Chain

## COUNCIL TAX BAND

Band = E

A fabulous opportunity to purchase this flint fronted Grade II Listed 4 bedroom Georgian house with fabulous far reaching views. The property is situated in a conservation area and is within walking distance of local amenities and a short walk to the beach front.

The accommodation is arranged over 2 floors, comprising of an entrance hall, through to a spacious sitting room fitted with an electric fireplace. There is a separate downstairs cloakroom.

The kitchen is fitted with a range of eye and base level units, with a fitted sink, space for dishwasher and fridge/freezer. There is a side door leading out directly to the garden.

Off from the kitchen is the dining room with French doors opening to the garden. The first floor comprises 4 double bedrooms all benefitting from fitted wardrobes. The family bathroom is fitted with shower over bath, W.C and sink.

Outside, there is a well-enclosed rear garden with a side access gate, taking you into the walled garden

where there is mature shrubbery and trees providing privacy. There is an outside storage shed.

### Directions

From our office on the high street, continue over the bridge, at the roundabout take the first exit, At Crossbush Roundabout, take the 2nd exit onto Lyminster Rd, to Fitzalan Road in Wick, continue along Fitzalan Road, drive to South passage on Little Hampton and the property can be found on left had side in the cul-de-sac.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

