



- Beautifully Presented End of Terrace House
- CHAIN FREE
- Feature 25'7 L Shaped Kitchen/Dining Room with Log Burner
- Cosy 13'11 Lounge with Log Burner
- 15'10 Master Bedroom
- 10'1 Refitted Bathroom
- 13'1 Garden Room/Studio
- Ample Driveway Off Road Parking
- Viewing Highly Recommended to Appreciate Quality of this Accommodation

11 Falkland Avenue, Littlehampton, Littlehampton, BN17 6AB

£300,000



**LOUNGE 13' 11" x 11' 5" (4.24m x 3.48m)**

**KITCHEN/DINER 25' 7" x 15' 9" (7.8m x 4.8m)**

**BEDROOM 1 15' 10" x 10' 5" (4.83m x 3.18m)**

**BEDROOM 2 11' 5" x 9' 6" (3.48m x 2.9m)**

**GARDEN ROOM/OUTBUILDING 13' 1" x 8' 2" (3.99m x 2.49m)**

**BATHROOM 10' 1" x 8' (3.07m x 2.44m)**

Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond and Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names such as Costa, Sainsburys, Boots, New Look and Lidl mixed with a number of independent shops and a parking disk scheme allowing up to 2 hours free parking.



**Ground Floor**



**First Floor**

**Total Area: 1035 ft<sup>2</sup> ... 96.1 m<sup>2</sup> (Includes Garden Room / Outbuilding)**

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.  
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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.