



9 Albert Road, Littlehampton BN17 7AA
£230,000 Freehold

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- **Charming Character Cottage**
- **2 Bedrooms - 2 Reception Rooms**
- **Gas Central Heating & Double Glazing**
- **Refurbished & Modernised**
- **Internal Viewing Recommended**
- **No Onward Chain**
- **Small West Facing Rear Garden**
- **Council Tax Band 'B'**
- **EPC Rating : D**

Nestled in the very heart of Littlehampton, West Sussex, this delightful two-bedroom character cottage represents a truly unique opportunity. Brimming with warmth and character, the property showcases exposed wooden flooring that perfectly complements its heritage style. Beautifully maintained and recently modernised, the home is offered in excellent decorative order, promising immediate comfort to prospective buyers with the added benefit of no onward chain.

The inviting living space is enhanced by two lovely fireplaces, both capable of housing stylish bioethanol living flame fires, creating an ambient retreat to unwind. A refitted, generously sized kitchen provides ample room for culinary creativity, while sleek double glazing ensures peace and insulation year-round. The property also benefits from gas central heating and a newly reroofed exterior.

Leave the bustle behind and soak up the sun in the small, enclosed west-facing rear garden – the perfect setting for quiet relaxation or al fresco entertaining, with handy rear access adding convenience. Practical considerations have been thoughtfully met throughout, combining modern comfort with classical charm.

Superbly positioned, this cottage enjoys unrivalled proximity to Littlehampton mainline railway station, placing Brighton, London, and the wider South Coast within easy reach for commuters and adventurers alike. Bus routes are just moments away, streamlining your journeys locally or further afield. Step outside and take advantage of all that Littlehampton town centre offers, boasting a mix of shops, restaurants, cafés, and don't forget the river, promenade and beach.

If you are searching for a stylish home blending period character with modern finishes in a well-connected coastal location, look no further. An internal viewing is highly recommended to fully appreciate all that this exceptional cottage has to offer. Arrange your visit today!

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Ground Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



LOUNGE

11' 10" x 10' (3.61m x 3.05m)

DINING ROOM

11' 10" x 10' (3.61m x 3.05m)

KITCHEN

11' 10" x 7' 5" (3.61m x 2.26m)

STAIRS TO FIRST FLOOR

LANDING

BEDROOM 1

11' 10" x 10' (3.61m x 3.05m)

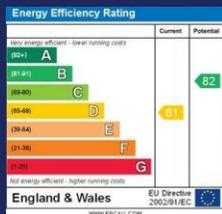
BEDROOM 2

10' x 8' 6" (3.05m x 2.59m)

BATHROOM/WC

WEST FACING REAR GARDEN

Total area: approx. 61.9 sq. metres (666.4 sq. feet)



01903 850450

90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

