





13 Horsham Road, Littlehampton - BN17 6BT

OFFERS OVER £335,000 Freehold

- **Refurbished throughout** to a high standard by the current owner – stylish, modern and move-in ready
- **Detached two-bedroom bungalow** offering well-balanced and versatile accommodation
- **Offered chain free** for a smooth and hassle-free purchase
- **Generous west-facing plot** with beautifully designed, low-maintenance gardens
- **Multiple outdoor zones** including a sun-drenched patio ideal for entertaining plus separate side garden space
- **Spacious principal bedroom** to the rear and a second comfortable double bedroom
- **Bright bay-fronted lounge** with feature fireplace and ample space for both living and dining areas
- **Contemporary shaker-style kitchen & sleek fully tiled bathroom** with stone worktops, integrated appliances and walk-in shower



Offered to the market **chain free**, this beautifully refurbished **two-bedroom detached bungalow** has been thoughtfully transformed by the current owner to create a stylish and move-in-ready home.
Occupying a **generous west-facing plot**, the garden has been cleverly designed to provide multiple zones — from a sun-drenched **patio area** perfect for entertaining, to a separate **side garden** that offers flexibility for those who enjoy gardening or simply wish to unwind outdoors.

Inside, the accommodation is equally impressive. The **principal bedroom**, positioned at the rear, offers excellent proportions with ample room for furnishings, while the **second bedroom** provides another comfortable double — ideal for guests, family, or use as a hobby room.

The **lounge** enjoys a bright and welcoming ambience, enhanced by a **bay window** that fills the space with natural light. A **feature fireplace with oak mantel** creates a striking focal point, and there's generous room for both seating and dining, making this a versatile space for everyday living or entertaining.

The **kitchen** and **bathroom** have each been finished to a **high standard**, combining classic style with modern practicality. The **kitchen** features timeless **shaker cabinetry**, **stone worktops**, and **integrated appliances**, while the **bathroom** offers a sleek, fully tiled finish with a **walk-in shower** and **contemporary vanity unit**.

Presented in immaculate condition throughout and ready to move straight into, this home perfectly blends quality, comfort, and convenience.

Council Tax band: D

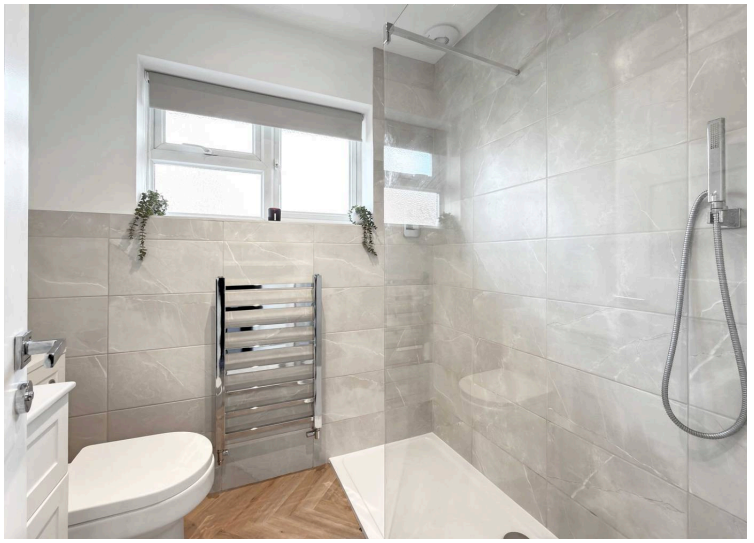
Tenure: Freehold

EPC Energy Efficiency Rating: D













Kitchen
8' 10" x 7' 9" (2.69m x 2.36m)
The kitchen is a real highlight of the home, featuring French doors that open directly onto the stunning patio, creating the perfect space for both everyday living and entertaining. Beautifully fitted with modern shaker-style units, it also boasts a range of high-quality integrated appliances, including a fridge freezer, slimline dishwasher, undercounter ceramic sink, electric hob, and elegant stone worktops, combining style with practicality.



Bathroom
The stylish fully tile bathroom has a vanity unit, WC, and large walk in shower.

Lounge / Diner
16' 11" x 10' 2" (5.16m x 3.10m)
The lounge diner is a warm and inviting space, flooded with natural light from the bay window. A feature fireplace with an elegant mantel creates a stunning focal point, giving the room character and a cosy atmosphere. Spacious enough for both relaxing and entertaining, it's a room designed for everyday comfort as well as those special family gatherings.



Bedroom 1
12' 4" x 10' 2" (3.76m x 3.10m)

Bedroom 2
8' 10" x 8' 7" (2.69m x 2.62m)



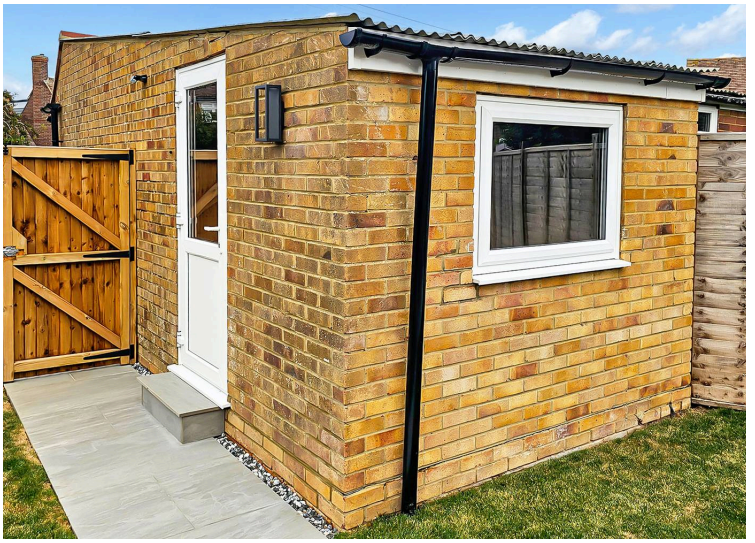


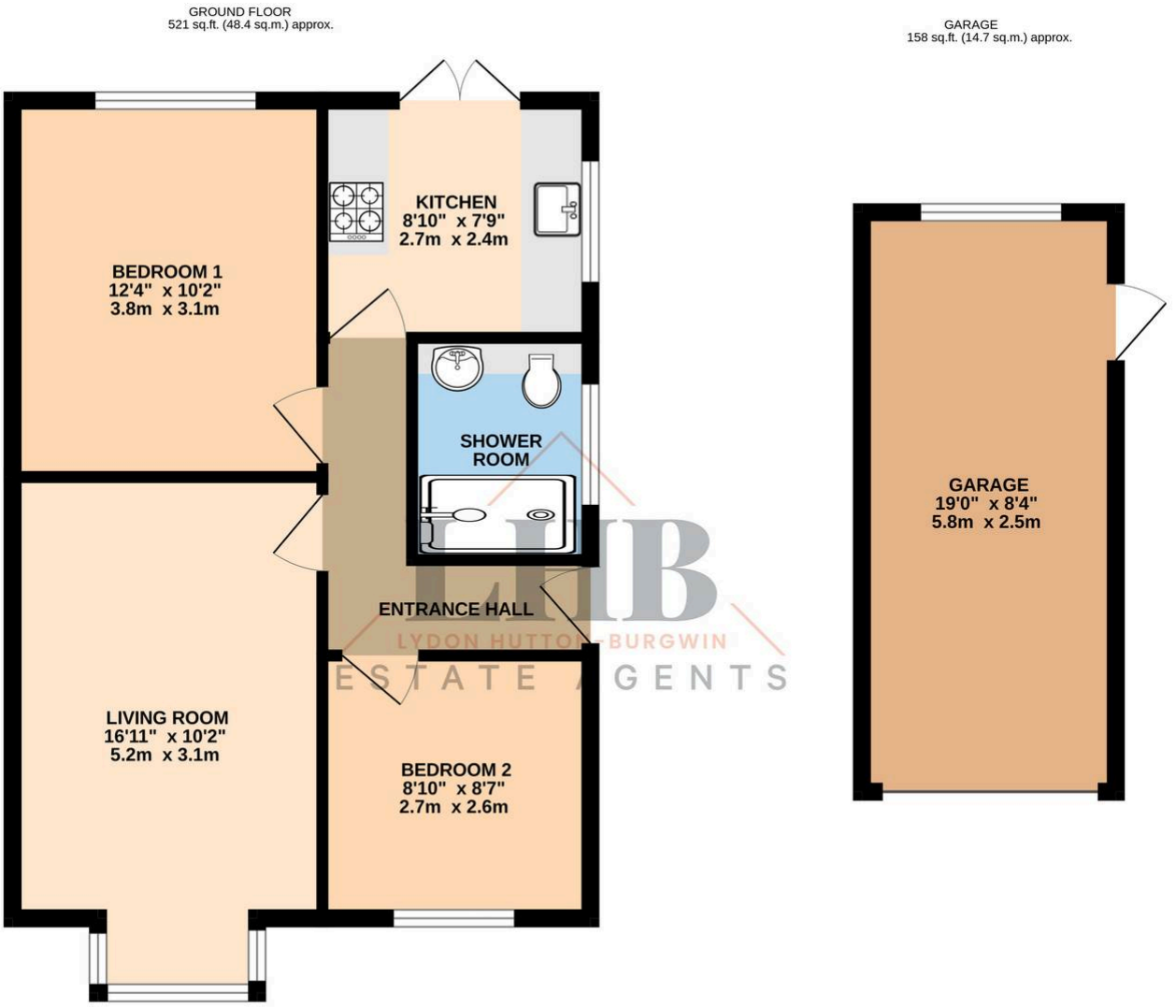

LHB
LYDON HUTTON-BURGWIN
ESTATE AGENTS











TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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