



9 Horsham Road West, Littlehampton – BN17 6DL

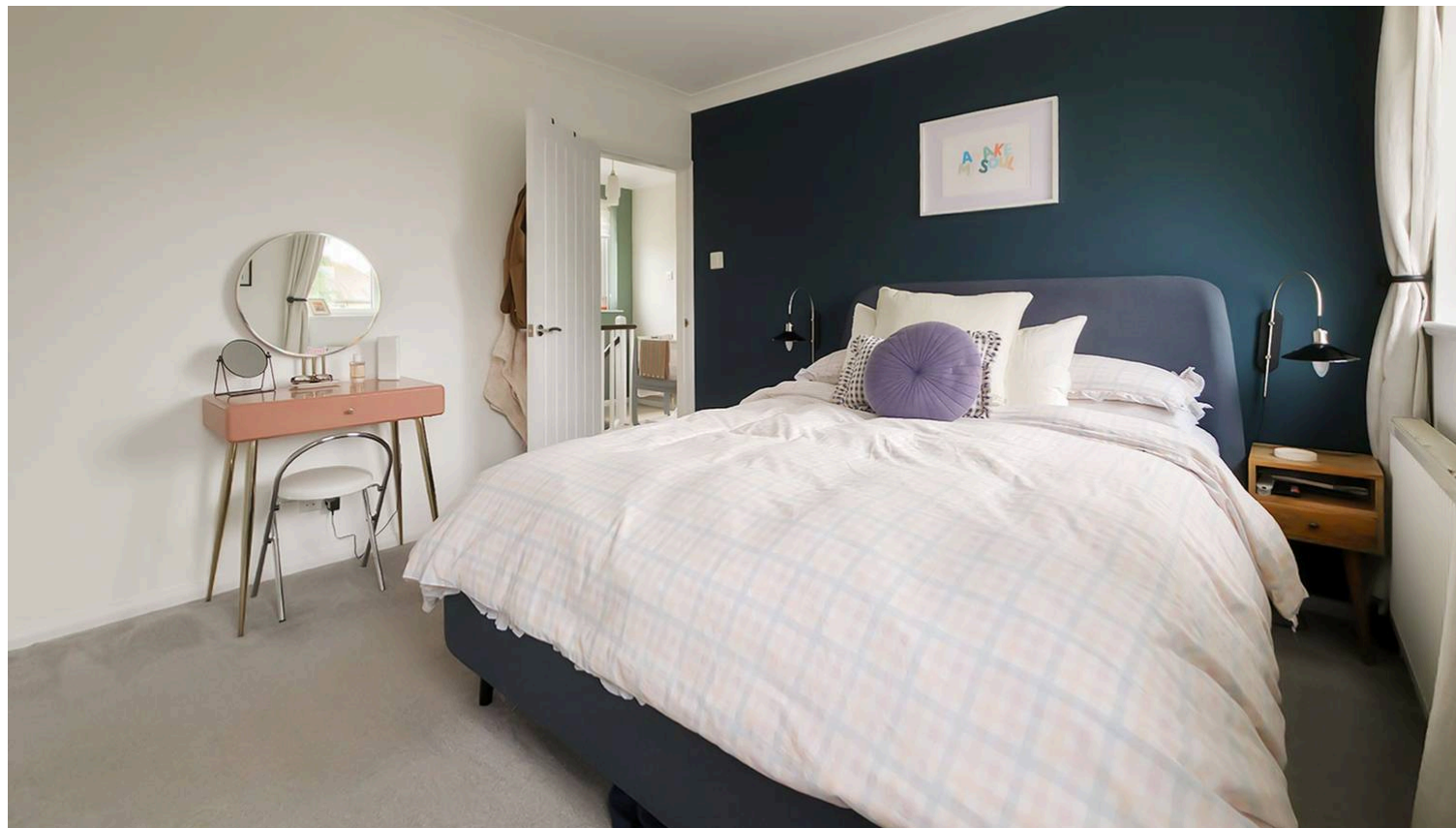
£360,000 Freehold

Three genuine double bedrooms • Spacious lounge with log burner • Well-proportioned kitchen/diner with built-in bench seating • Flexible playroom or additional study area • Modern refitted family bathroom • Downstairs WC and utility cupboard • Large west-facing rear garden – Garden office with power and lighting • Ample parking for multiple vehicles



This superb family home offers an exceptional amount of space both inside and out. With three double bedrooms, a generous lounge, a kitchen/diner and a large west-facing garden complete with a purpose-built home office, the property ticks so many of the boxes today's buyers are looking for. The ground-floor accommodation begins with a spacious and welcoming entrance hall. The well-proportioned lounge enjoys views across the rear garden and features a character fireplace fitted with a log burner, creating a warm and inviting focal point. The kitchen/diner provides excellent storage and ample room for a family dining table. Thoughtfully designed cabinetry incorporates a built-in bench seat, helping to create a sociable space for everyday dining and entertaining. Also on the ground floor is a brilliant additional area currently used as a children's playroom. This flexible space could equally work as a study or secondary home-working area. A useful utility cupboard and downstairs WC complete the ground floor. Upstairs, all three bedrooms are comfortable doubles with space for additional furniture. The family bathroom has been refitted by the current owners with a modern suite, including a bath with an overhead shower. The large west-facing rear garden is a real highlight and offers considerably more outside space than is often found at this price point. A generous lawn, established trees and mature planting create an attractive setting with plenty of room for children, entertaining and relaxing in the afternoon and evening sun. Positioned within the garden is a dedicated home office fitted with power and lighting, providing an ideal space for remote working, hobbies or a quiet retreat away from the main house. To the front, the property benefits from ample off-road parking for several vehicles.





Entrance hall

Kitchen / diner

Living room

Study / play room

Bedroom one

Bedroom two

Bedroom three

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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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