



Albion House

River Road, Littlehampton, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully appointed semi-detached property with four bedrooms and unique styling, moments from the River Arun

A stylish end-of-terrace Victorian house occupying a convenient and sought-after position just moments from the historic town centre, sandy beaches, mainline station, and within the River Road conservation area.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



ON STREET PARKING



ROOF TERRACE AND COURTYARD



FREEHOLD



TOWN



1,682 SQ FT



£675,000 GUIDE PRICE



The property

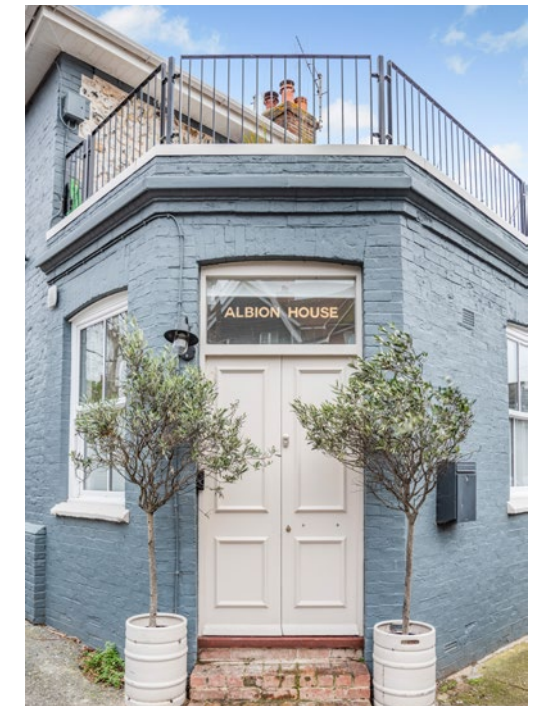
Albion House is a beautifully presented semi detached period home, offering distinctive and highly attractive accommodation with kitchens and bathrooms replaced within the last year. The interiors combine stylish design with a minimalist chic aesthetic, featuring neutral colour palettes, exposed brickwork, original fireplaces and rustic style fittings, complemented by contemporary details throughout. There are splendid open-plan reception rooms at the front of both the ground and first floors, providing ample space in which to relax or entertain. On the ground floor, double doors open onto the open plan kitchen/living room which has elegant limestone flooring with underfloor heating, sash windows to two aspects, a log burner and space for both a seating area and a dining area. The kitchen itself is fitted with sleek units, a central island with a breakfast bar and a stainless steel range cooker with a steel backsplash. Further space for appliances and home storage can be found in the cellar.

Upstairs there is a second spacious living room with a with a recently fitted wood burner and further modern kitchen. French doors lead from the sitting room to the south-facing roof terrace.

The four bedrooms are arranged across the ground and first floor, with two double rooms on the ground floor sharing a Bathroom with a separate shower. The two bedrooms upstairs, one double, one single have access to a shower room. Both the bath and shower room have modern porcelain fittings, chrome towel rails and slate wall tiling for a chic, contemporary feel. The property has the ability to be split into separate two bedroom apartments each with their own access.

Outside

At the front, the property opens onto River Road, a one-way residential street with on-street parking available along one side. There is access to the rear of the property via a gated entrance off Purbeck Place, opening onto a small courtyard area, The south-facing roof terrace, accessed via the first floor sitting room, provides sunny outside space for al fresco dining.



Location

The coastal town of Littlehampton combines traditional seaside charm with easy access to amenities, large supermarkets and transport connections. The town has a splendid seafront with parks and amusements by the beach, while the town centre offers various high street retailers, restaurants, bars and cafés.

Located by East beach and within a characterful Grade II listed building is the popular independent Windmill Cinema, as well as the newly completed and sustainably designed seafront project with water play area, volley ball court, boules pitch and climbing wall. Littlehampton Harbour provides access for mooring boats and Littlehampton Yacht Club offers training and regular racing events. Further amenities are available in Worthing, and the historic city of Chichester is 12 miles away, providing extensive shopping, leisure and cultural attractions including the renowned Festival Theatre. The A27 is three miles away and Littlehampton's mainline station provides direct services to London Victoria, in approx 1 hour 45 minutes.

Distances

- Littlehampton town centre 0.2 miles
- Arundel 4.2 miles
- Bognor Regis 6.5 miles
- Worthing 9.0 miles
- Chichester 12.0 miles

Nearby Stations

- Littlehampton

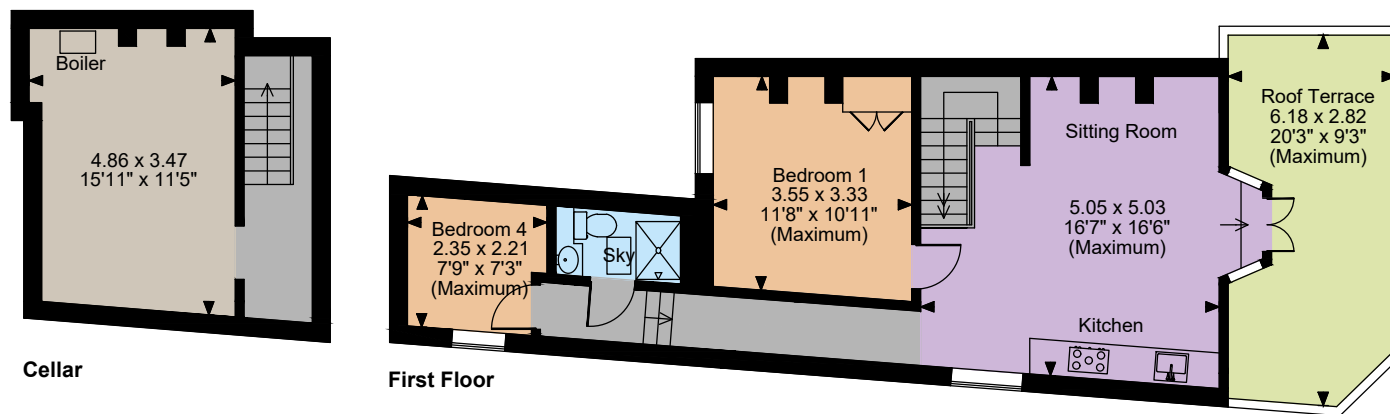
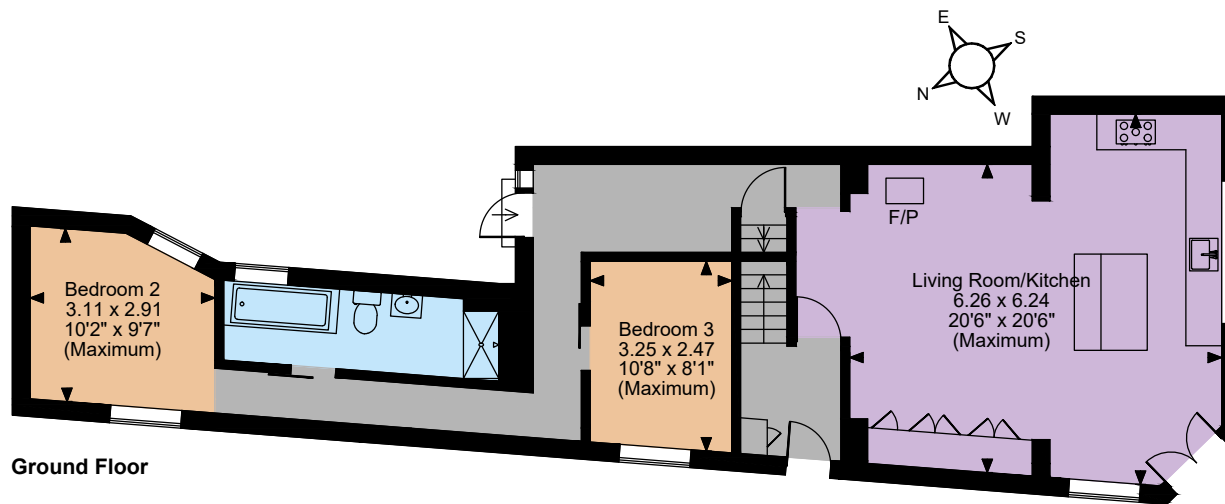
Key Locations

- Arundel Castle and Gardens
- South Downs National Park
- Chichester Festival Theatre
- Pallant House Gallery
- Goodwood

Nearby Schools

- Westbourne House School
- The Prebendal School
- Slindon College
- Lancing College Preparatory School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 1,682 sq ft (156 sq m)
 For identification purposes only.

Directions

BN17 5BZ

what3words: ///apply.live.tuned - brings you to the property

General

Local Authority: Arun District Council

Services: Mains gas, electricity, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Tenure: Freehold

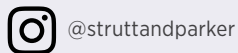
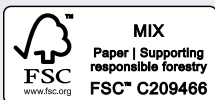
Chichester

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