



11 South Terrace

Littlehampton, West Sussex

SOLD
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STRUTT & PARKER

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An impressive Georgian house with beautifully proportioned accommodation and wonderful coastal views

A spacious Grade II listed house, with attractive architectural features, set in a highly sought-after position just behind an award winning beach. Dating from the 18th century, the property has been completely refurbished and offers elegant accommodation including a spacious self-contained annexe ideal for multi-generational use.



6 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



ON ROAD PARKING



COURTYARD GARDENS



FREEHOLD



SEAFRONT



4,175 SQ FT



**GUIDE PRICE
£895,000**



The property

This Georgian townhouse forms part of a Grade II listed terrace and overlooks beautiful Norfolk Gardens on Littlehampton's seafront. The property offers more than 4,000 square feet of living space, including a generous self-contained basement annexe. The ground floor features a formal dining room with two large sash windows to the front, engineered oak flooring, fireplace, and a squared arch opening to the kitchen with its shaker-style units, Quooker tap, oak and granite work surfaces, central island and integrated appliances. The ground floor also features a cloakroom, china cupboard, large utility/laundry room for further storage and appliances, and useful office at the rear. Stairs from the hallway lead to the lower ground floor, which can also be accessed via its own entrance from the sunken front courtyard, ideal for use as a self-contained annexe or apartment. This annexe has been configured to provide a stylishly appointed kitchen/sitting/dining room, a well-proportioned living room with high ceiling and flagstone flooring, a generous double bedroom, modern shower room, and private courtyard garden.

On the first floor there is a stunning drawing room with two sets of French doors opening onto the balcony, affording views across the greensward to the sea beyond. The first floor also has a double bedroom with built-in storage, plus a shower room with double walk-in shower and underfloor heating. The second floor accommodates the principal bedroom suite, with luxurious bathroom, walk in wardrobe, ample storage and walk in airing cupboard. The third floor has been well designed with the two bedrooms sharing a Jack and Jill bathroom, and there is also useful modern kitchenette on this level.

Outside

Number 11 opens onto South Terrace, with the tennis courts and Norfolk Gardens Park opposite and the beach little more than 100 yards away. The house features private walled gardens to the rear, which include an elevated seating area, gravel terracing providing space for al fresco dining. The raised border beds have a variety of shrubs, as well as an olive tree.











Location

The property is situated in Beach Town, a characterful area in the popular coastal town of Littlehampton. The town combines traditional seaside charm with easy access to all the necessary amenities and transport connections.

There is a splendid seafront with beautiful parks and amusements right by the sandy beach, and the renowned East Beach Cafe is within striking distance. The town centre offers various high street retailers, as well as restaurants, bars and cafés. There is a selection of large supermarkets in the town, while connections to surrounding areas provide easy access to further facilities. These include Arundel with its castle, cathedral, thriving arts and events scene and independent shops. The historic city of Chichester is 12 miles away, providing extensive shopping, leisure and cultural attractions. The area is well connected for transport, with the A27 three miles away, while Littlehampton's mainline station provides direct services to London Victoria, taking approximately 1 hour 45 minutes.

Distances

- Littlehampton town centre 0.4 miles
- Arundel 5.6 miles
- Chichester 12.5 miles

Nearby Stations

- Littlehampton Station
- Barnham Station

Key Locations

- Arundel Castle and Gardens
- Look and Sea Visitor Centre
- South Downs National Park
- WWT Arundel Wetland Centre
- Amberley Museum
- Highdown Gardens

Nearby Schools

- Slindon College
- St. Margaret's C of E Primary School
- Arundel C of E Primary School





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

Main house internal area 4,021 sq ft (373 sq m)

Outbuilding internal area 154 sq ft (14 sq m)

Balcony external area 81 sq ft (8 sq m)

Total internal area 4,175 sq ft (388 sq m)

For identification purposes only.

Directions

BN17 5NZ

///what3words

spoon.hungry.quest - 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 Main House: Band E

Council Tax Annexe: Band B

EPC Rating Main House: D

EPC Rating Annexe: C

Tenure: Freehold

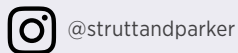
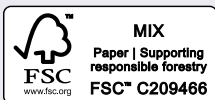
Chichester

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