



93, South Terrace
Littlehampton
West Sussex BN17 5LJ

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93, South Terrace

This elegant and impeccably proportioned Victorian residence, locally listed and dating from 1896, forms part of a distinguished terrace originally commissioned as a coastal retreat for the Dukes of Norfolk. Occupying an enviable seafront position, the property enjoys direct sea views and extends to just under 3,000 sq ft of beautifully arranged accommodation over four floors.

The house combines an exceptional wealth of period detail with sophisticated contemporary styling. Character features include impressive ceiling heights with intricate plaster cornicing, grand bay windows drawing in an abundance of natural light, and several striking original fireplaces, all thoughtfully complemented by elegant modern finishes.

The accommodation is both versatile and substantial, comprising three refined reception rooms ideally suited to formal entertaining and family living, together with five generous bedrooms, four bath/shower rooms, and two cloakrooms.

Situated within the desirable Beach Town district of Littlehampton, the property is conveniently positioned approximately half a mile from the town centre and mainline railway station, offering services to London Victoria. Littlehampton lies on the eastern bank of the River Arun and is renowned for its attractive waterfront setting, marina, and scenic estuary walks. The nearby village of Rustington provides an excellent range of independent shops, cafés, and local amenities.

A rare opportunity to acquire a landmark coastal residence of considerable architectural merit and enduring character.

Offers Above **£700,000**





The accommodation extends to two generous reception rooms. A superb south-facing sitting room enjoys a large bay window overlooking the historic Oyster Pond, filling the space with natural light and providing a wonderful outlook.

The adjoining dining room/snug offers a more intimate reception space, equally suited for formal dining or relaxed everyday living.

At the heart of the home is a beautifully appointed kitchen, fitted with an extensive range of matching cabinetry complemented by hardwood work surfaces and engineered oak flooring. Integrated appliances include a dishwasher, fridge, concealed washing machine, wine cooler and range-style cooker. Double glazed doors open directly onto the garden terrace,

From the kitchen, a staircase leads to a highly versatile room that could be used as a study, an additional bedroom, or accommodation for a family member, offering potential for an annex while sharing the kitchen facilities.

The kitchen flows seamlessly into a charming breakfast room featuring a wood-burning stove, engineered oak flooring and attractive garden views.

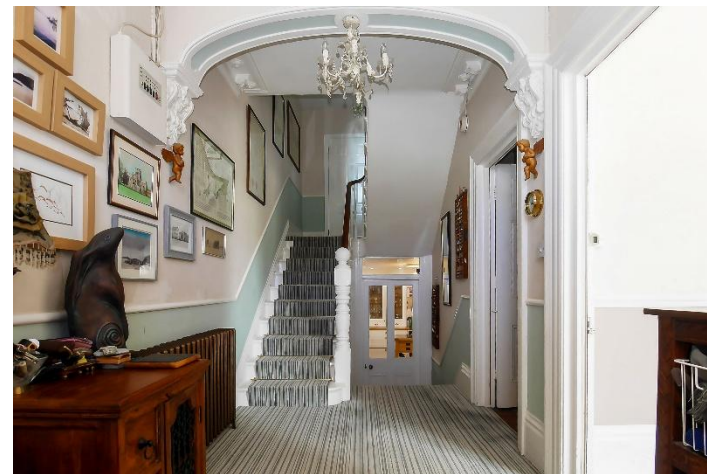
Access is also provided to naturally lit cellar rooms, offering valuable additional storage or potential ancillary space with power and lighting already installed.

There are two cloakrooms, the first situated off the breakfast room and the second on the first-floor landing

The bedroom accommodation is arranged across the first and second floors and comprises four beautifully presented bedroom suites, each benefiting from its own shower room or bathroom. The principal suite occupies the second floor and enjoys panoramic coastal views, together with a spacious en-suite bathroom and walk-in wardrobe.

Outside, double glazed doors from the kitchen lead onto a sheltered terrace complete with external power points and water supply. A pathway continues through the landscaped walled garden to a pergola-covered dining area with retractable canvas roof, creating an ideal setting for outdoor entertaining.

The garden is attractively planted with flowering shrubs, climbing roses and decorative trellis work, while an arched gate provides rear pedestrian access. A lean-to garden shed offers useful additional storage. Rear pedestrian access.





Total Area: 2997 sq ft / 278.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as a guide only for prospective purchase.
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Council Tax Band: F

Energy Performance Rating: D

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NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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