



Albion House
30 River Road
Littlehampton
BN17 5BZ



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4 Bedroom Character Cottage
£750,000 Freehold

Floor Plan:

- 4 bedrooms
- 2 bathrooms
- Open plan kitchen/dining/living spaces
- Roof terrace
- Courtyard garden
- Renovated top to bottom
- Exquisitely presented throughout
- Walking distance to mainline station

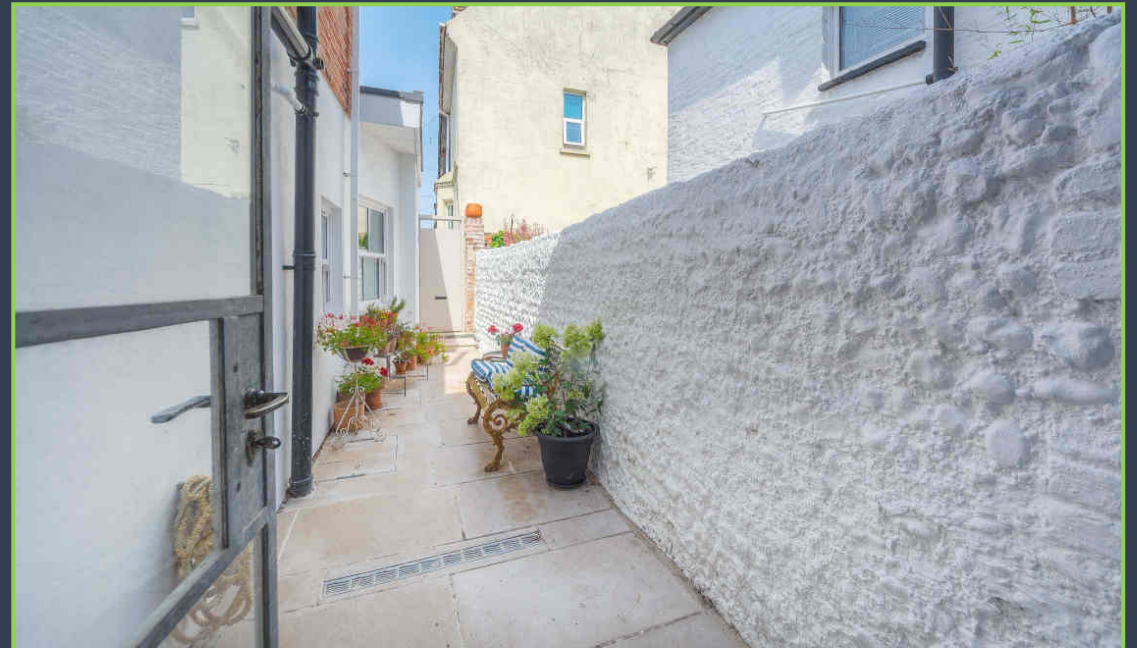
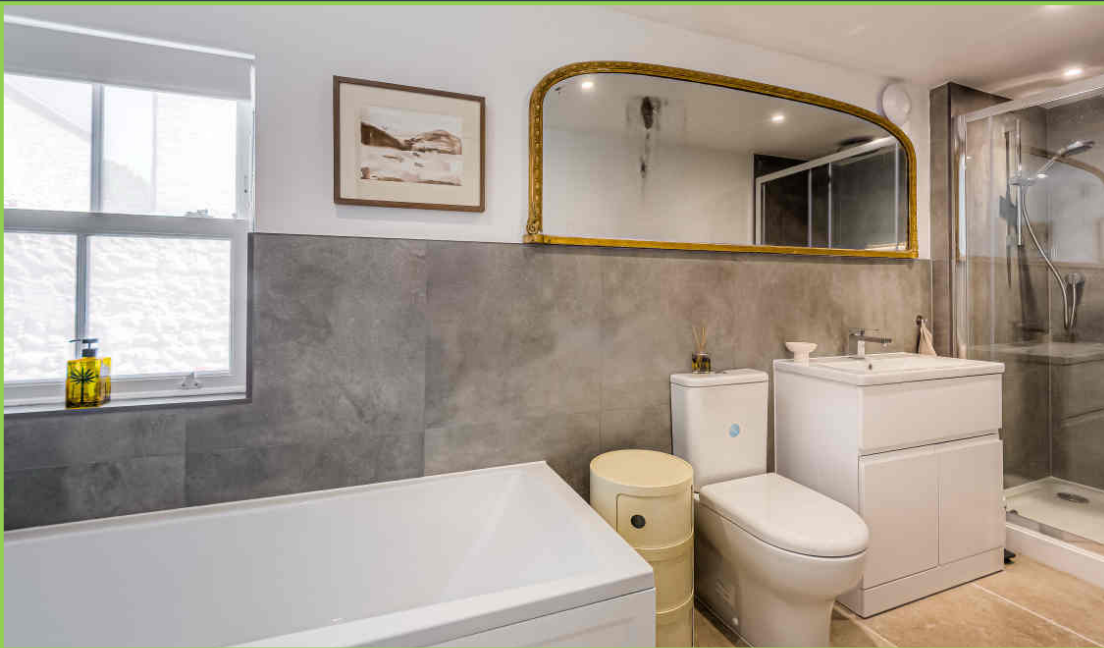
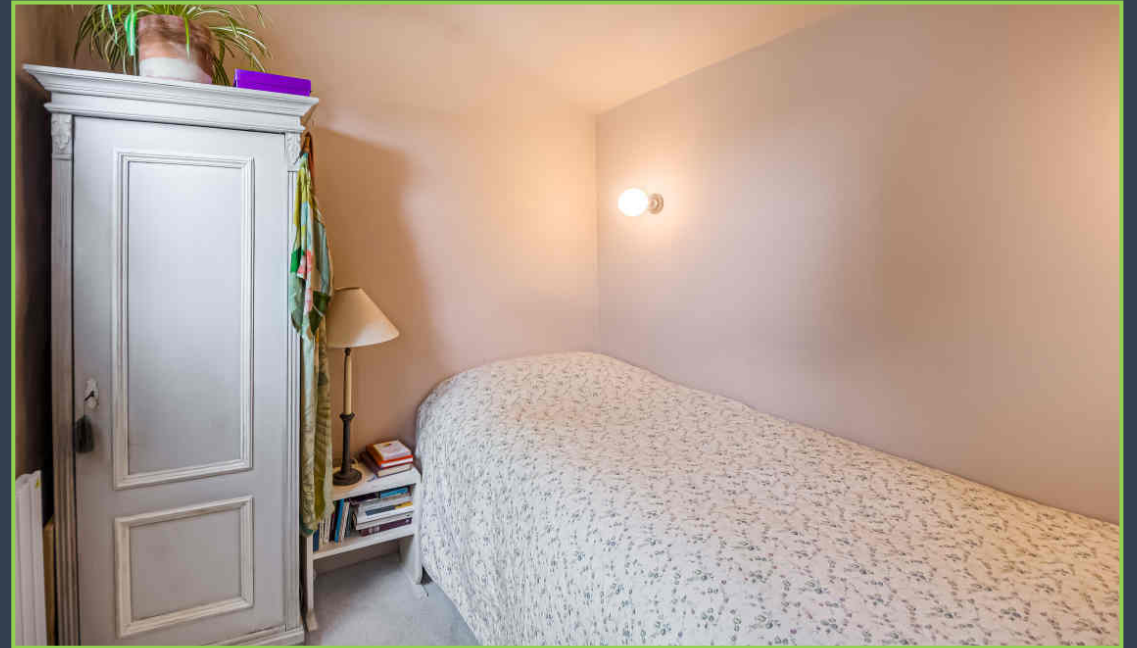
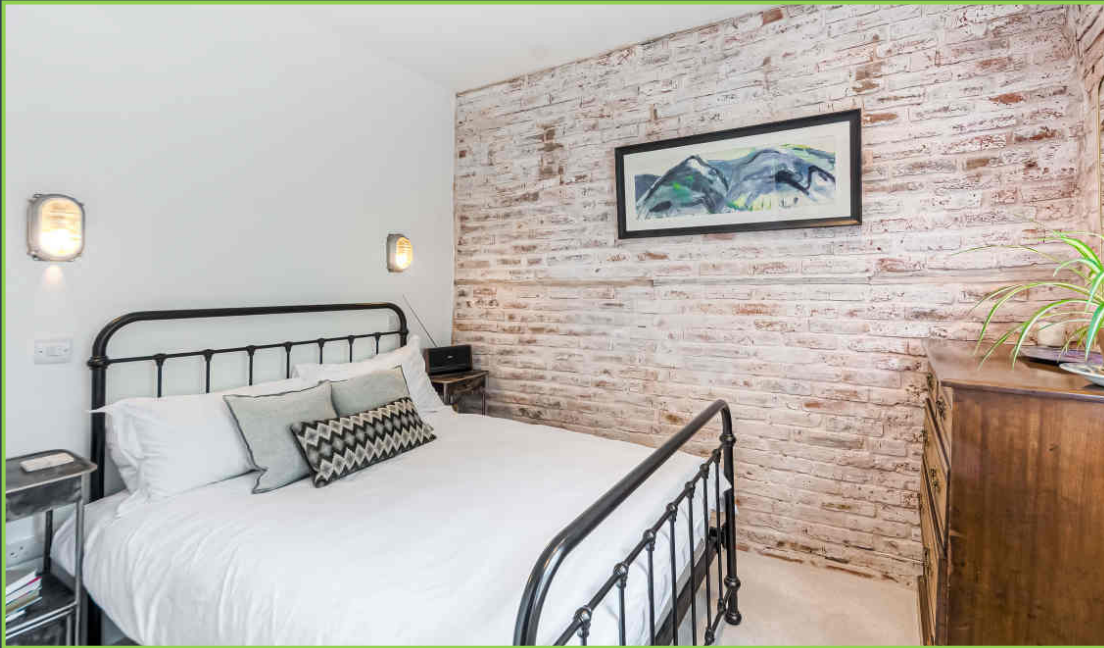


Total Approx. Floor Area 1745 ft² ... 162.1 m² (Excluding Balcony)

Whilst every effort has been made to ensure the accuracy of the floor plan, conditions, measurements 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.
Prepared by: 1st Image, 2005



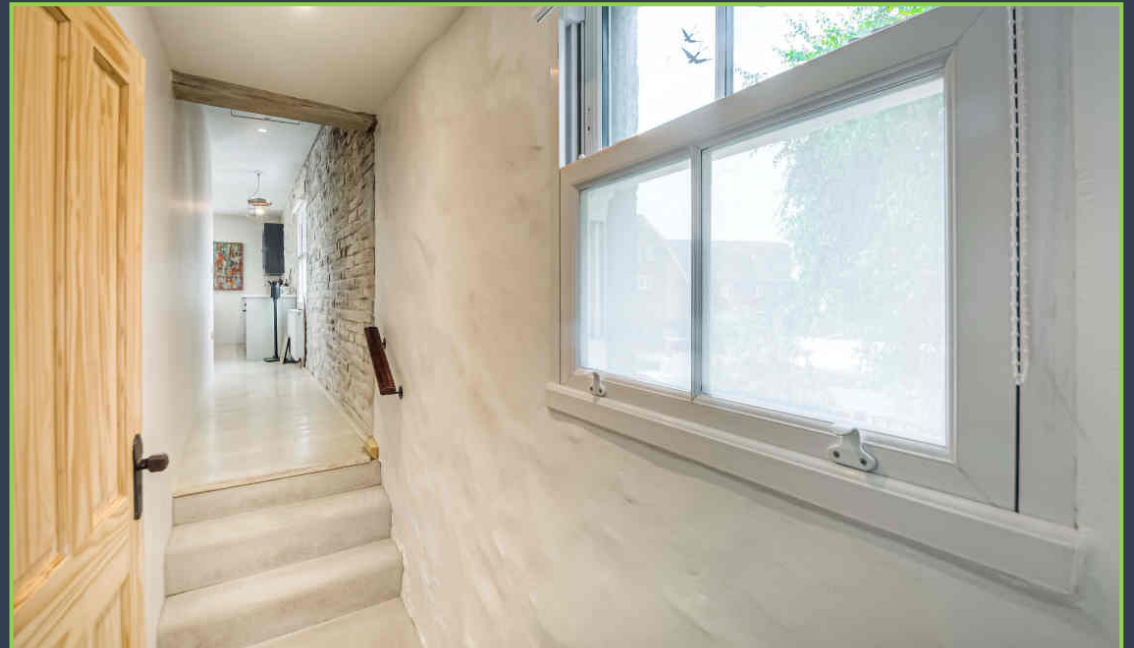
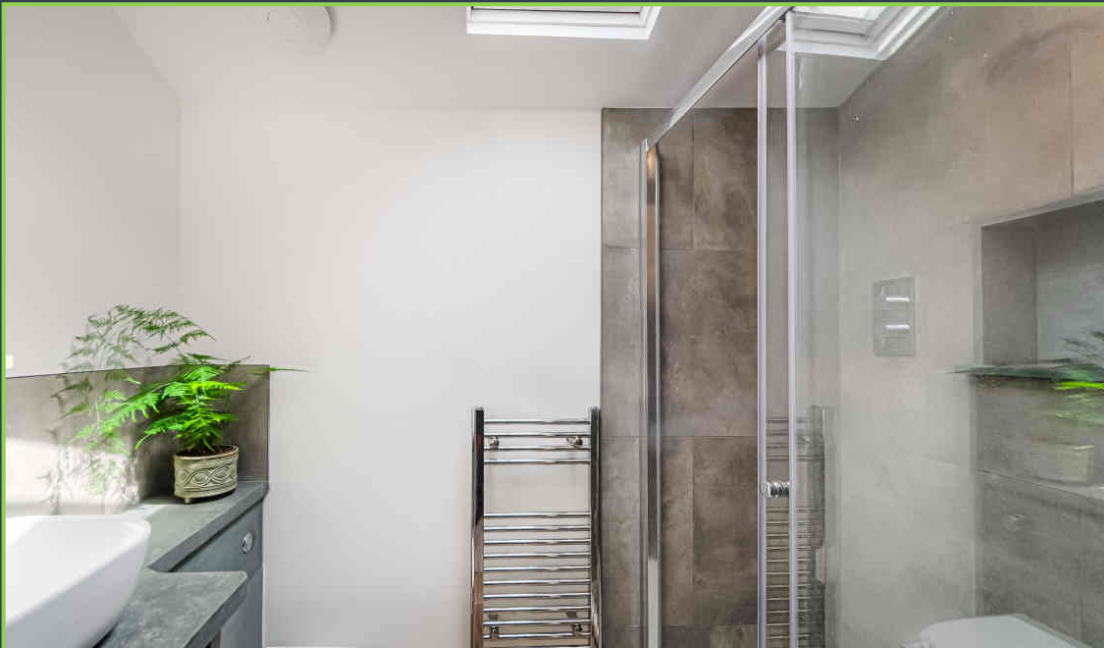












The Property:

Situated in the heart of this historic coastal town and within the conservation area, is this beautifully presented period home. This stunning building has been lovingly restored by the current owner and offers spacious accommodation with a wealth of original character features throughout. Offering in excess of 1700 sq ft of living space, with a flexible layout catering for modern living as well as offering the potential for an income via Airbnb.

Upon entering Albion House there is a welcoming entrance hall which in turn leads to the spacious kitchen/dining/living area. This attractive space benefits from being dual aspect and is perfectly set up for modern entertaining with its open plan layout and sleek kitchen with central island. To complete the ground floor there are two bedrooms serviced by a modern bathroom. Of particular note, is that the ground floor has underfloor heating throughout. Occupying the first floor is another superbly appointed kitchen/dining/living space which also has access to a sizeable roof terrace making it the perfect place for evening drinks. The remainder of the floor is made up of two bedrooms both having use of the shower room.

The property also has use of a sizeable cellar which is a useful storage space as well as currently housing the laundry facilities.

In terms of outside space, the property has access to a pretty courtyard garden as well as the roof terrace.

The Location:

Littlehampton is situated between the picturesque coastal hamlet of Climping and being close to the town centre and the mainline railway station with direct access to London Victoria. Littlehampton Harbour provides access and mooring for yachts and pleasure craft. Within sight of the South Downs, between Chichester and Brighton and has become a popular location for second homeowners commuting from London.

There is a wide choice of sporting and recreational activities in the surrounding area including horse racing at both Goodwood and Fontwell park; car racing at Goodwood Motor Circuit famously hosting its annual Festival of Speed and Revival meetings; polo at Cowdray Park; glorious beaches at the Witterings; dinghy sailing from numerous clubs along the coast with substantial harbours and marinas at Chichester and Littlehampton for mooring larger yachts; numerous golf courses; walking and riding in the rich surrounding countryside.

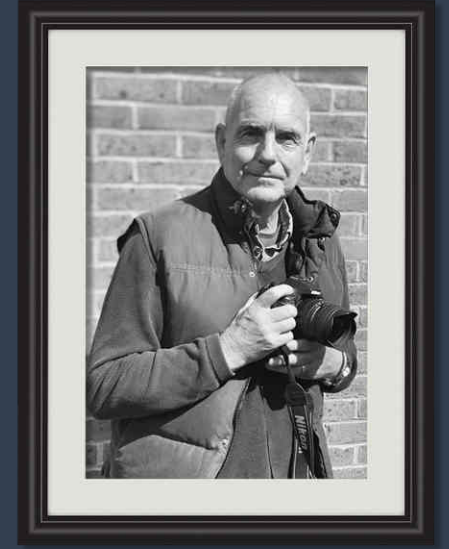
Littlehampton is an ideal location for anyone interested in a weekend or summer retreat.

Property Information

Services: Mains gas, electricity, water and drainage. Broadband available

Council Tax: Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band D

Welcome to Pegasus Properties



About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.

Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend (and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E

Traditional Values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



Professional Service

You only get one chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.



Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UK's major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.



Your local Property Professional



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