

## St. Catherines Road, Littlehampton, BN17 5HS

Freehold

Four-Bedroom Semi-Detached House with 2x Two-Bedroom Flats with the Potential to Generate 2 Income Streams at approximately £37k pa • Self Contained Studio Flat Acting as Fourth-Bedroom • A Stunning Victorian Property full of Original Character Features • Modern Kitchens and Bathrooms Throughout • Sash Bay Windows & High Ceilings • Basement with Utility and Ample Storage • Views Overlooking The Green • Five Minutes from Littlehampton Beach • Approx. 3621 sq. ft ( 336 sq. m)

*Cooper Adams*

Positioned overlooking the green and just a five-minute walk from the seafront, this Victorian semi-detached home combines character, space and **excellent income potential**.

The main house offers flexible accommodation, including a fully integrated contemporary kitchen and dining area, and a large 21ft bay-fronted living room with feature fireplace, overlooking the green. There are four double bedrooms in total, plus multiple modernised bathrooms across all three floors, along with a useful basement level providing a utility/boiler area and large storage space. Throughout there are plenty of period features, including high ceilings, original coving, sash windows and ceiling roses - all contributing to the home's appeal.

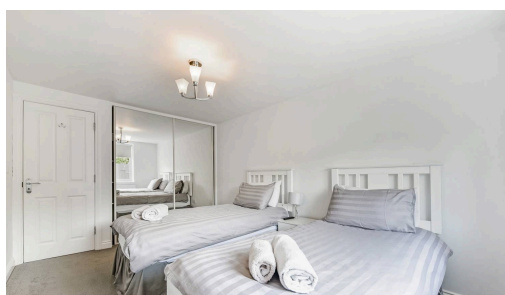
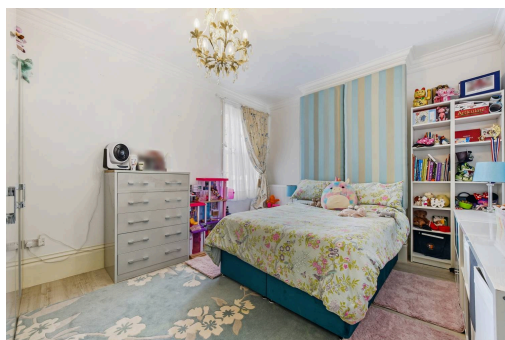
The fourth bedroom is currently used as a self-contained studio, which could yield approximately £8,400pa, complete with kitchenette, bathroom and private entrance to the rear. This space could be separated from the main house if desired, offering further flexibility depending on requirements.

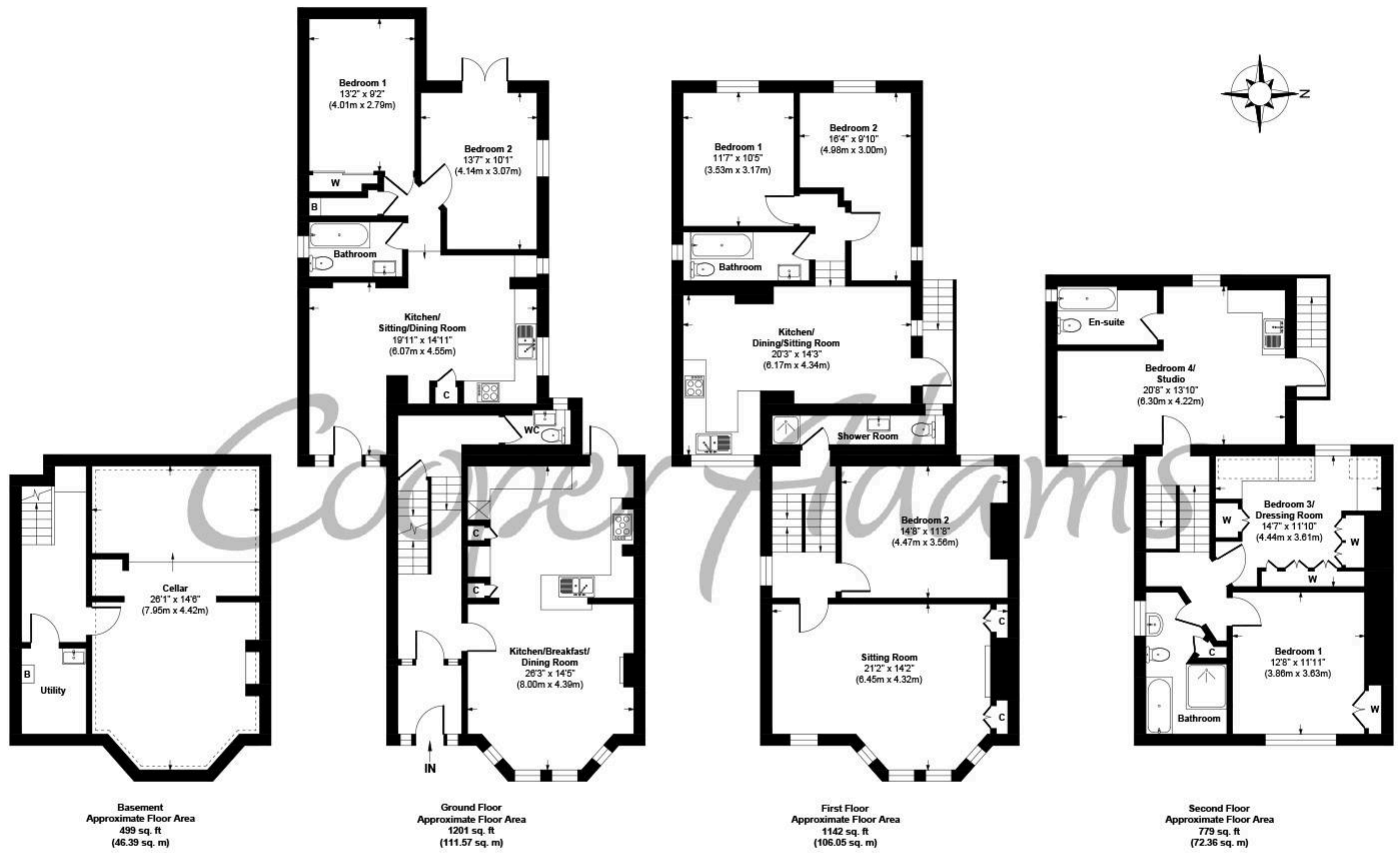
Externally, the property includes a low-maintenance west-facing garden with rear access, electric point and driveway parking for five vehicles.



The property is currently arranged to incorporate two self-contained two-bedroom apartments, both with private entrances, contemporary kitchens and bathrooms, and four double bedrooms - ideal for either long-term tenants or holiday lets. These apartments both provide a strong and established income stream, with the potential to achieve around £29,000pa on a long-term rental basis. Each apartment has their own utilities and boiler.

Overall, the property is suited to a variety of buyers - whether as an investor, or as substantial family residence that can be reconfigured with ease.





**St Catherines Road, Littlehampton**  
**Approx. Gross Internal Floor Area 3621 sq. ft / 336.37 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: E, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D

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