



The Flint House, 11 Irvine Road, Littlehampton BN17 5LB
£745,000 Freehold

HAWKE & METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious House & Annexe/Cottage**
- **Self Contained 2 Bed Cottage**
- **4 Bedrooms, 4 Bath/Shower Rooms**
- **Home & Income Opportunity**
- **Wealth of Charm & Character**
- **Refurbished & Modernised Throughout**
- **Viewing Strongly Recommended**
- **Spacious Cellar & a Separate Workshop**
- **EPC Rating: - 'E'**

A very rare opportunity to purchase a stunning character property with self contained attached cottage which can either be annexe accommodation or a house and income property. There are delightful mature gardens to the front and rear along with off street parking for two vehicles.

The main residence, The Flint House, offers spacious rooms with four bedrooms and four bathrooms, two of which are en suite. Bright conservatory/dine-in kitchen. This property would be a fantastic home for a family, with scope for operating a B&B.

The annexe/cottage is attached to The Flint House and could be accessed from the main residence or kept separate, as it is at the moment and would make an excellent rental property, currently let at £825 per calendar month or as an annexe suitable for a relative or nanny.

Situated in the seaside town of Littlehampton, moments from superb Blue Flag family friendly sandy beaches, a bustling marina and harbour and a stunning promenade which has some of the area's famous attractions, including the famous East Beach Cafe, designed by Thomas Heatherwick, iconic long bench and Harbour Park.

Local amenities include Mewsbrook Park, Littlehampton Golf Course (links course), new sports and swimming centre opening in 2019, Norfolk Gardens and local ferry to the West Beach with its protected Nature Reserve. The award winning Bailiffscourt Hotel and Spa is a ten minute drive and the town centre a five minute walk.

The property would be ideal for use as a permanent residence or a second home. The local attractions would also ensure excellent demand for the separate cottage, should you be interested in a home and income.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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.



Ground Floor



First Floor



Second Floor

MAN HOUSE

INNER PORCH & ENTRANCE HALL

LOUNGE
13' 2" x 13' 2" (4.01m x 4.01m)

DINING AREA
13' 3" x 11' 7" (4.04m x 3.53m)

OFFICE/STUDY
15' 9" x 10' 6" (4.8m x 3.2m)

GROUND FLOOR CLOAKROOM

KITCHEN
11' 2" x 10' 10" (3.4m x 3.3m)

CONSERVATORY
12' 2" x 11' 6" (3.71m x 3.51m)

MASTER BEDROOM SUITE
17' 8" x 13' 2" (5.38m x 4.01m)

DRESSING ROOM
11' 2" x 3' 7" (3.4m x 1.09m)

EN SUITE BATHROOM/WC

GUEST BEDROOM
17' 8" x 12' 2" max" (5.38m x 3.71m)

EN SUITE SHOWER ROOM/WC

BEDROOM 3
13' 3" x 11' 7" (4.04m x 3.53m)

SHOWER ROOM WC

BEDROOM 4
10' 10" x 9' 10" max" (3.3m x 3m)

BATHROOM/WC

SELF CONTAINED COTTAGE

ENTRANCE HALL

LOUNGE
12' 9" x 11' 2" (3.89m x 3.4m)

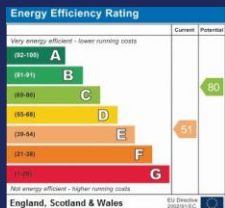
CLOAKROOM

KITCHEN/DINER
12' 7" x 10' 5" (3.84m x 3.18m)

BEDROOM 1
12' 9" x 10' 7" (3.89m x 3.23m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2
12' 7" x 8' 4" (3.84m x 2.54m)



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