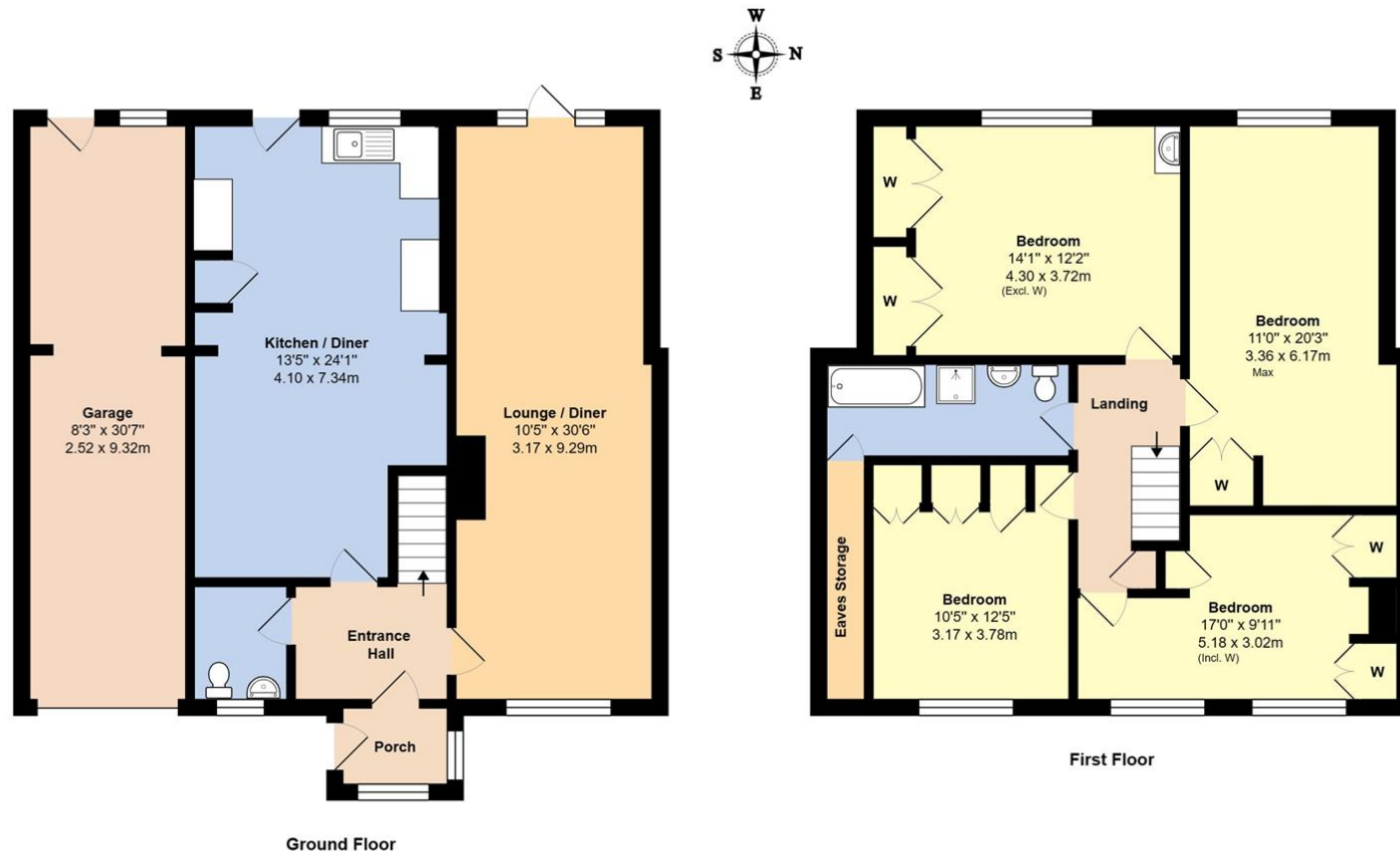


58 St Marys Close, Littlehampton,
West Sussex BN17 5QQ

'Offers Over' £475,000 Freehold



Total Area: 1920 ft² ... 178.4 m² (Includes Garage & Eaves Storage)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 such by any prospective purchaser. Created by Jtm 2023



Council Tax Band - E
Energy Efficiency Rating –

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

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.



Glyn Jones and Company are delighted to offer for sale this older style semi detached house situated within a highly regarded private road.

The accommodation to the ground floor comprises; an entrance porch, a hallway, a 30ft lounge/diner, a 24ft kitchen/breakfast room, and a cloakroom. The first floor comprises of four good sized bedrooms and a family bathroom.

The property does require some modernisation and updating, yet does benefit from gas fired central heating and double glazing.

58 St Marys Close, Littlehampton, West Sussex BN17 5QQ 'Offers Over' £475,000



St Marys Close is a private road, conveniently situated within a few hundred metres of many local amenities including Littlehampton town centre, library and doctors surgery. To the entrance of the road the Number 9 bus stop can be found providing easy access to the town centre.

Littlehampton seafront and The River Arun are both situated within half a mile of the property. Slightly further afield (approximately 2 miles from the property) is Rustington village centre with a comprehensive range of shops, banks and eateries.



Externally there is a secluded west facing rear garden which has a patio adjacent to the property which leads to a lawn. The garden is fully enclosed and has a mixture of mature shrubs and trees. There is an access gate to the front; this is laid to a driveway providing off road parking for multiple vehicles. To the side there is an attached 30ft garage which also has a rear door providing access into the rear garden.

Please note: There is a private road charge of £200.00 per year.