



Total Area: 1186 ft² ... 110.2 m² (Excludes Garage)

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 – D
Energy Efficiency – TBC
Freehold

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.



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

65 Cornwall Road
Littlehampton BN17 6EQ
£420,000 - Freehold

Glyn-Jones



Semi Detached Family House | Three Bedrooms | Driveway & Garage | Family Room | Two Reception Rooms | Well Maintained Garden | Built in Wardrobes | No Onward Chain

A 1930s built family home that has been sympathetically updated and improved and now benefits from an open plan kitchen/dining room overlooking the rear garden.

The accommodation on the ground floor comprises: an entrance hall with stairs to the first floor, understairs cupboards, a south facing living room with open fireplace, kitchen/dining room with French doors to the garden, utility room and cloakroom.

On the first floor there are two spacious double bedrooms and a single, a re-fitted family bathroom with both a separate shower and bath.

Further benefits include; gas fired central heating, double glazing, spacious loft and a modern kitchen with range style cooker.



At an Average rating of

4.9/5 ★★★★★



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www.glyn-jones.com

65 Cornwall, Littlehampton, West Sussex BN17 6EQ
£420,000 Freehold



Littlehampton is a seaside resort town, on the east bank at the mouth of the River Arun, nearby towns include Bognor Regis to the west and Worthing to the east. A mainline railway station provides a direct service to London Victoria and Gatwick Airport.

Littlehampton enjoys a wide range of restaurants and amenities including the marina, links golf course and well publicised East Beach Cafe. Local Primary schools are also within proximity.



The rear garden is a real feature of the property and benefits from a patio adjacent to the property, the rest is mainly laid to lawn with a timber summer house, enclosed to all sides by brick-built walls. There is also a front garden which is laid to lawn.

Private driveway to the garage, beyond the garage is a further area which provides access to the rear garden. **Agents Note:** We believe there is scope for extending the property to the side and to the rear subject to necessary planning consent.



WITH OVER...



COMPANY REVIEWS

At an Average rating of



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