



Total Area: 3256 ft<sup>2</sup> ... 302.5 m<sup>2</sup>

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 Jim 2023

**40 Norfolk Road, Littlehampton  
West Sussex BN17 5HE  
£600,000 - Freehold**

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this extended substantial Victorian villa dating back to the late 1800's.**

The property offers versatile accommodation over three floors. To the ground floor there is an entrance hall which leads to multiple reception areas, a fitted kitchen, a further kitchen/breakfast room, cloakroom and stairs down to a cellar. To the upper floors there are five/six double bedrooms, two bathrooms and an additional WC. The property was previously run as a day nursery, but now has a change of use for a full residential property and allows scope to change the layout as desired (and potential planning/building consents), which could include a self contained annexe. Benefits include, gas fired central heating, double glazing and vaulted ceilings.

Externally, there is a good sized rear west facing rear garden which is predominantly laid to lawn. The rear garden also has a patio area, a pergola and a garage. To the side there is a further covered area. To the front there is a shingled driveway providing off road parking for numerous vehicles.

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**

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littlehampton@glyn-jones.com



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£600,000 - Freehold



## Property Information

Council Tax Band - F  
Energy Efficiency Rating - D  
Tenure - Freehold

We recommend you have this verified by your legal representative at your earliest convenience.

The property is situated a few hundred metres from Littlehampton's beach front, perfect for summer evening walks along the promenade.

The property is also close to the doctor's surgery and many recreational facilities that include the East Beach Cafe, Golf Course, Mewsbrook Park, Leisure centre, Harbour Park and The Windmill cinema and theatre. There are local primary and secondary schools, doctors and dentist surgeries which again are in the nearby vicinity.

The property is within one mile of the town centre where a mainline railway station can also be found which provides links to Gatwick Airport and London Victoria.

