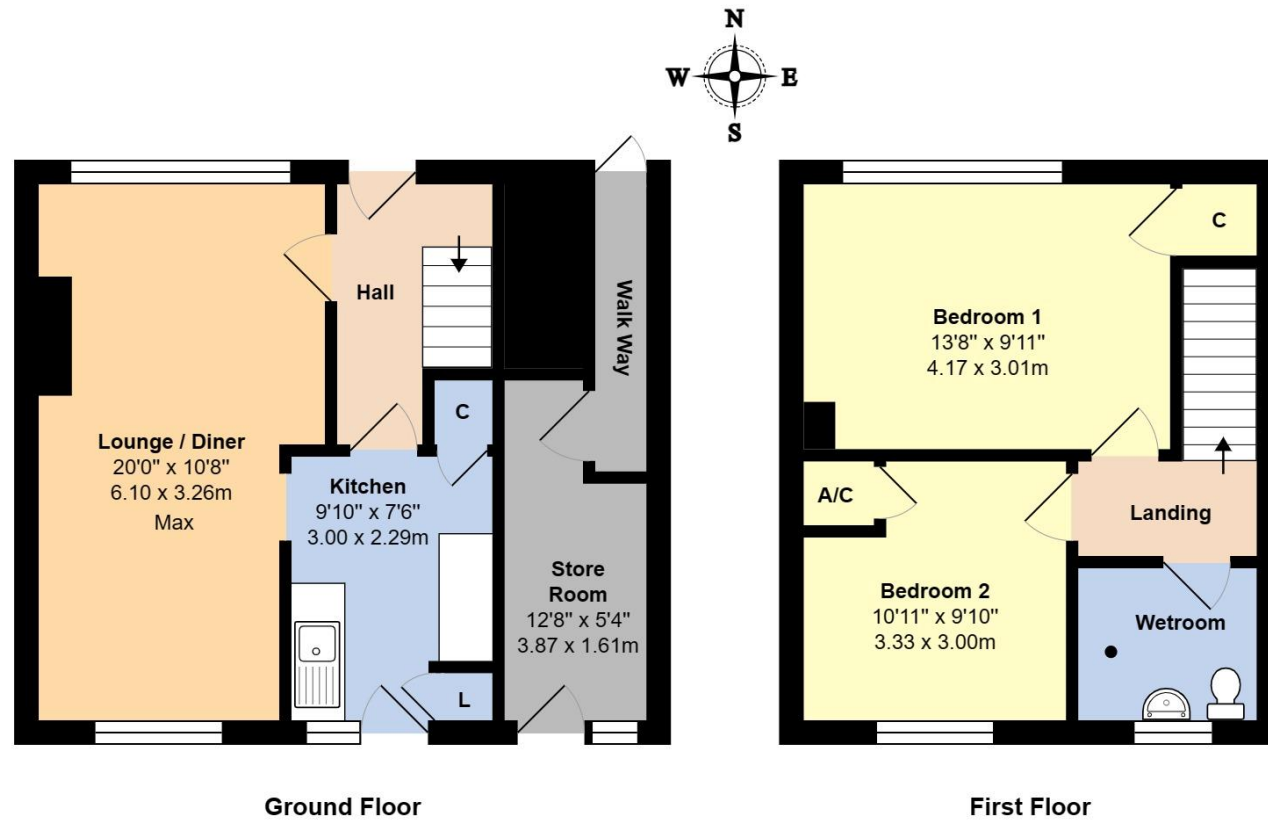


**12 Belloc Road, Littlehampton
West Sussex BN17 7EY
OIRO £250,000 - Freehold**

Glyn-Jones



Total Area: 793 ft² ... 73.7 m² (Includes Store Room & Walk Way)

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 2024



1950s Built Terrace House | Two Double Bedrooms | Large Driveway | Gas Central Heating | Storeroom | Near To Local Amenities | Popular Location | South Facing Garden | Chain Free

Glyn-Jones & Company are delighted to offer this older style terrace house that in our opinion, is offered for sale in clean but dated condition, making an ideal first-time purchase / investment property.

The accommodation comprises of an entrance hall with stairs to the first floor, door to a lounge/diner measuring some 20" in length, further door to the kitchen, with fitted unit's larder cupboard, and under stairs cupboard. Adjacent to the kitchen, accessed from the rear garden there is a storeroom with an access route to the front of the house. (there is potential to increase the kitchen size into the storeroom subject to building regulations).

On the first floor there are two double bedrooms with the main having a recessed wardrobe, the 2nd bedroom has the airing cupboard which houses the gas central heating boiler.

Council Tax Band – B
Energy Efficiency – D
Freehold

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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12 Belloc Road, Littlehampton, West Sussex BN17 7EY
OIRO £250,000 Freehold



Belloc Road is located within half a mile of Littlehampton town centre, boasting a range of shops and restaurants. Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly.

Littlehampton train station is also located in the town centre. The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.



Outside there is a south facing garden with half being laid to lawn and the rest graveled with central path to a gate. The garden is enclosed to all side by timber panel fencing. To the front there is a driveway providing off road for several vehicles.



At an Average rating of
4.9/5 ★★★★★



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