



Total Area: 904 ft² ... 84.0 m² (Includes Shed)

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

Council Tax Band - B
Energy Efficiency Rating - TBC
Tenure - Freehold

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

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

80 Manning Road, Littlehampton West Sussex, BN17 7HU

Offers Over £300,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer to the market this immaculately presented terraced house, which has been completely modernised throughout and is **CHAIN FREE**.

The accommodation to the ground floor is of an open plan design, which comprises; an entrance hall, a spacious lounge with an electric fire place, sunken mood strip lighting and an opening through to a stunning fitted kitchen/breakfast room with an extensive range of soft close base and eye level units, integral induction hob with 'boosters' and extractor hood above, an eye level electric oven and spaces for washing machine and dishwasher. To the first floor there is a landing area with a large built-in cupboard and doors leading to a tiled bathroom, separate WC and three bedrooms, with two benefitting from recessed wardrobes.

In our opinion, the property has been meticulously modernised throughout to take every opportunity of the space the property has to offer, as well as benefitting from; veneer wooden internal doors, engineered oakwood flooring to the ground floor, laminate flooring to the first and an ash wood staircase, re-wiring and a modern central heating system with space saving vertical radiators and all pipework being concealed, skimmed walls and ceilings. The property also benefits from a partially boarded loft where the boiler can be located.

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Manning 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. Local primary and secondary schools can also be found within walking distance of the property.

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.



Externally there is an enclosed rear garden, which has a paved area adjacent to the property, a block paved footpath and a lawn. The garden benefits from a 4ft x 3ft timber shed which has double glazed double opening doors, power, light and a canopied seating area. The garden is full enclosed by fencing and has a rear access gate. To the front there is a double width driveway.

Viewing is advised on this well presented family home, which has NO FORWARD CHAIN.

