

**22 Harting Road, Littlehampton  
West Sussex, BN17 6HX  
£425,000 - Freehold**

**Glyn-Jones**



Total Area: 1177 ft² ... 109.4 m² (Includes 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 2024



**Glyn-Jones and Company are delighted to offer for sale this well presented detached bungalow which is situated within a highly regarded road.**

The accommodation comprises; an entrance hall, a dual aspect living room with patio doors to a garden room, a kitchen/breakfast room with a newly fitted hob/oven (February 2024), three good sized bedrooms and a tiled shower room.

In our opinion, the property is presented in good clean decorative order throughout and benefits from gas fired central heating, double glazing, recently laid carpets and flooring (February 2024), all new external doors (February 2024) and the roof having new battens, under felting and caps to the front and rear (March 2024).

Council Tax Band - E  
Energy Efficiency Rating - TBC  
Tenure – Freehold

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

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.

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Littlehampton Office  
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littlehampton@glyn-jones.com



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Harting Road is located within half a mile from 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.



Externally there is a newly landscaped rear garden which is laid to paving, a lawn and flower beds with chestnut hardwood sleepers surrounding. The rear garden has a water tap and new timber panel fencing (2024).

A further attribute is the property has a detached garage which has a side access door, power, light and a newly recovered GRP roof. To the front there is a off road parking for numerous vehicles with double gates leading to the front.

