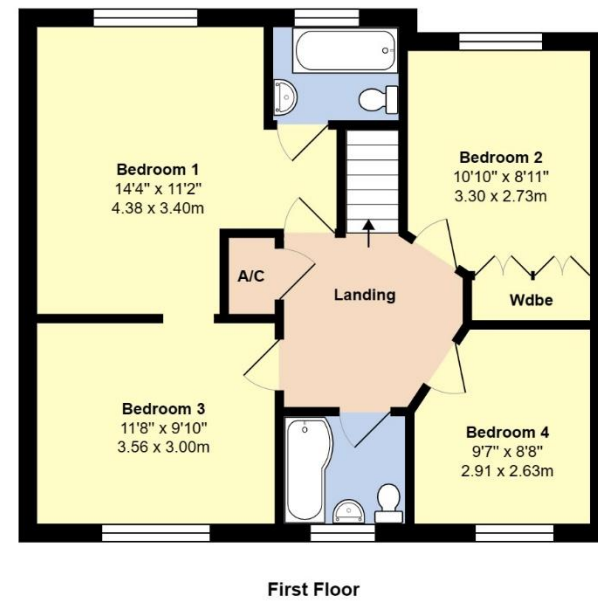
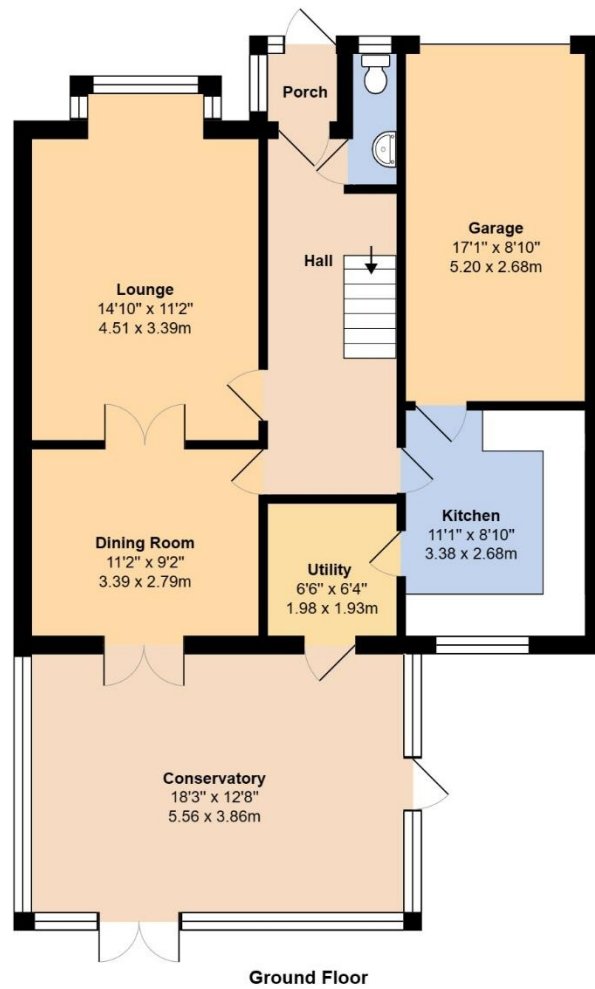


**3 Sunflower Close  
Littlehampton BN17 6UY  
£499,950 - Freehold**

**Glyn-Jones**



Total Area: 1643 ft<sup>2</sup> ... 152.6 m<sup>2</sup> (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 Jlm 2024



**Detached Family House | Four Bedrooms | En-Suite | Feature Conservatory | Two Reception Rooms | Well Maintained Gardens | Built in Wardrobes | Viewing Highly Recommended**

Glyn-Jones are delighted to offer this substantial four-bedroom house built circa 2000, which is located on the ever-popular Marlborough estate. The property is situated at the end of a cul-de-sac enjoying views across the neighbouring Brookfield Park.

This executive family home has been sympathetically updated and improved by its current owners and benefits include a stunning conservatory, block paved driveway, re-fitted kitchen, re-fitted bathrooms as well as much more.

Other features of the property include a large side garden that could provide extra parking for a mobile home or caravan, integral garage, west facing garden, utility room and cloakroom.

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**

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



At an Average rating of

**4.9/5** ★★★★★

**Glyn-Jones**

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01903 739000  
www.glyn-jones.com

**3 Sunflower, Littlehampton, West Sussex BN17 6UY**  
**£499,950 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.



**Council Tax Band –E**  
**Energy Efficiency – TBC**  
**Freehold**

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

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



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