



Total Area: 1145 ft<sup>2</sup> ... 106.4 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 Jtm 2024

## 22 Talbot Road, Littlehampton West Sussex, BN17 7BL

Offers Over £350,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this well presented Victorian terrace house which is situated within a popular residential road close to Littlehampton town centre.

The accommodation to the ground floor comprises; an entrance hall, a spacious lounge with a feature bay window, a separate dining room, a 16ft kitchen/breakfast room with a separate utility room which leads onto a ground floor cloakroom. To the first floor there are four bedrooms (previously three) and a family bathroom with a shower over the bath. In our opinion, the property is presented in good clean decorative order and benefits from gas fired central heating, double glazing and a large loft space.

Externally there is a West facing rear garden which has an artificial lawn and paving. The garden is fully enclosed by brick walls with a rear access gate. To the front there is an enclosed low maintenance garden.

Viewing is advised.

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** ★★★★★



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www.glyn-jones.com

# 22 Talbot Road, Littlehampton, West Sussex, BN17 7BL

Offers Over £350,000 - Freehold



The property is positioned within a popular residential road in Littlehampton and approximately 0.25 miles from the town centre, where Littlehampton train station and bus links can be found.

The River Arun can also be found within half a mile, as well as the footbridge, which takes you towards West Beach. The local shopping parade is within 0.5 miles where local supermarket and post office can be found.



## Property Information

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

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

