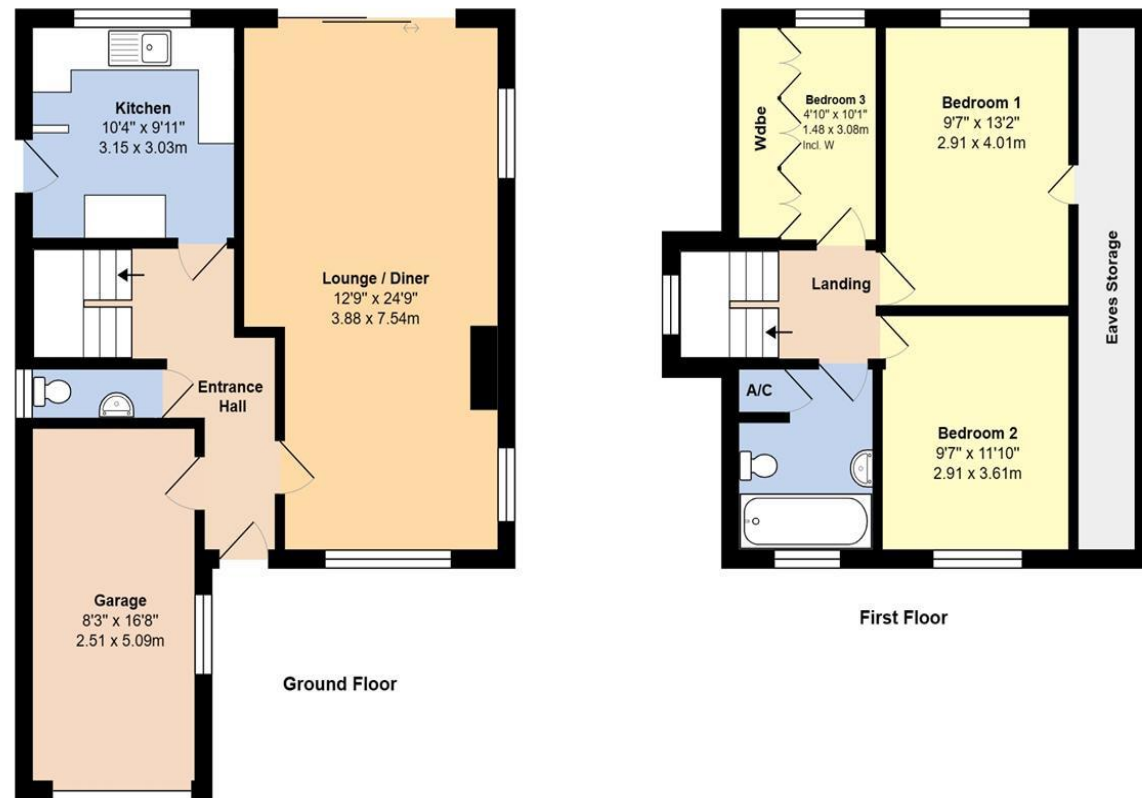


**155 Timberleys, Littlehampton**  
**West Sussex, BN17 6QD**  
 £325,000 - Freehold

**Glyn-Jones**



Total Area: 1155 ft<sup>2</sup> ... 107.3 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 Jtm 2024



**Glyn-Jones and Company are delighted to offer for sale this spacious detached chalet family house situated on a generous sized plot within a popular residential road.**

The accommodation comprises; an entrance hall with access into an integral garage, a cloakroom, a triple aspect spacious lounge/diner, a fitted kitchen/breakfast room, a landing area providing access to a loft via a fixed ladder, three bedrooms and a family bathroom.

The property could benefit from cosmetic updating, yet does benefit from gas fired central heating, double glazing and replaced fascias and guttering.

Outside, there is an enclosed rear garden which is mainly laid to lawn with a patio area. There is an access gate leading to the front which is an open plan garden mainly laid to lawn with a driveway to the side, leading up to a garage.

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.



Littlehampton Office  
 01903 739000  
 littlehampton@glyn-jones.com



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



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 www.glyn-jones.com



# 155 Timberleys, Littlehampton, West Sussex, BN17 6QD

£325,000 - Freehold



Timberleys is a popular location equidistant of Littlehampton town centre and Rustington village.

Littlehampton offers a comprehensive shopping precinct, mainline railway station and delightful riverside and sea front walks. Rustington village offers a further range of shopping amenities.

Local bus routes can be found within close proximity of the property, which can be accessed via twittens leading to Worthing Road.



## 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.

