

**4 Horsham Road West, Littlehampton  
West Sussex, BN17 6DL  
£375,000 - Freehold**

**Glyn-Jones**



Total Area: 1332 ft<sup>2</sup> ... 123.7 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 extended semi detached house situated within a popular residential location.**

The accommodation to the ground floor comprises; an entrance porch, a hallway, cloakroom, a spacious lounge and a full width kitchen/breakfast room. To the first floor there are four bedrooms and a modern bathroom (fitted 2021). The property benefits from gas fired central heating (replaced boiler 2021), double glazing and a conservatory.

Externally, the rear garden is fully enclosed with an access gate and is mainly laid to lawn. The front garden is of a low maintenance and is mainly laid to slate chippings. To the side there is a large driveway providing off road parking for numerous vehicles, which leads up to a 20ft garage. The garage has power and light and a personal door into the rear garden.

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



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Horsham Road West is situated within approximately 1 mile of Littlehampton town centre where there are a library, a comprehensive range of shops and eateries. A mainline railway station and delightful bank sidewalks along the river Arun can also be sought. Littlehampton Academy and primary schools are also within 1 mile.

The seafront, with its delightful promenade that extends to neighbouring Rustington is also situated within approximately 1 mile.

The village of Rustington which offers a further extensive range of amenities including church, doctor's surgery, dentist and library.



## Property Information

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

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