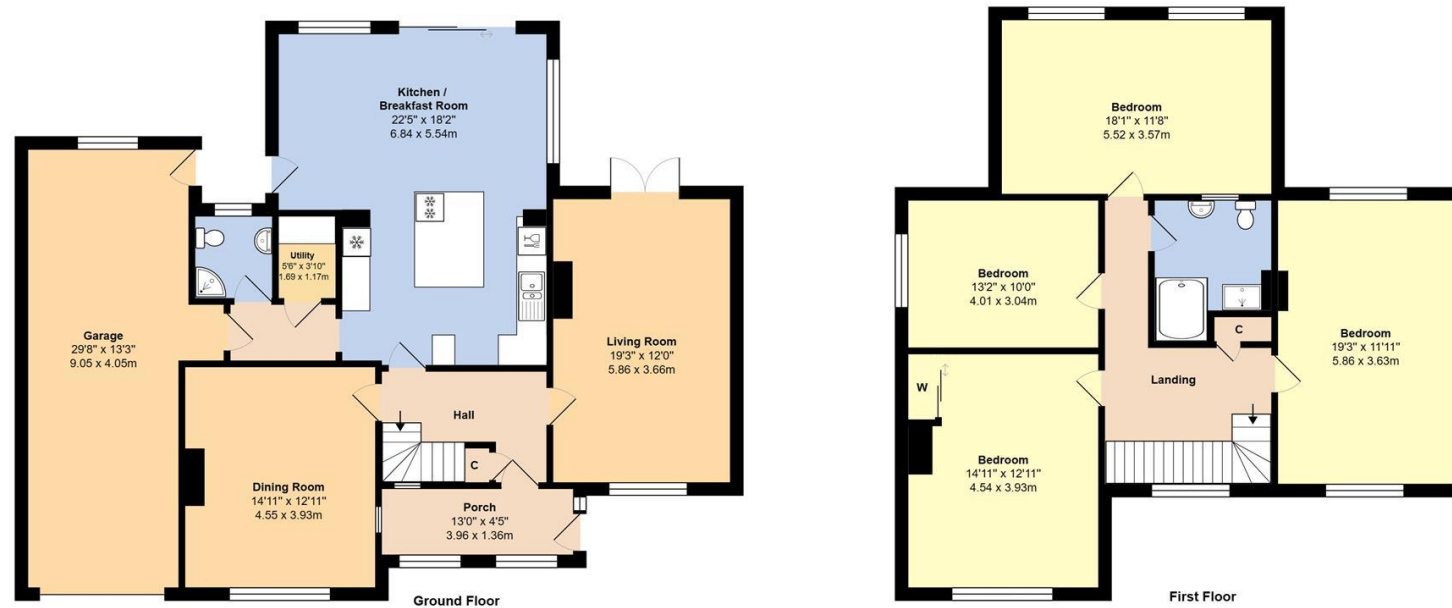


**30 Fitzalan Road, Littlehampton
West Sussex, BN17 5ET
£750,000 - Freehold**

Glyn-Jones



Total Area: 2053 ft² ... 190.7 m² (Excludes 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 Jm 2024

Council Tax Band - F
Energy Efficiency Rating - TBC
Tenure - Freehold

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



Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this extended older style detached family house with 2053sq ft of accommodation and is on just under a 0.25 acre plot.

To the ground floor there is a large entrance porch which leads into a hallway with stairs to the first floor and cupboard beneath, a dual aspect living room, a separate dining room, a feature kitchen/breakfast room which benefits from integral appliances, an extensive range of base and eye level unit and marble worksurfaces, a separate utility room and shower room. To the first floor there is a galleried landing with feature handrail/spindles and gives access to a loft area which is boarded and has a light, four double bedrooms and a family bathroom with a separate shower as well as a bath.

In our opinion, the property is presented in good clean decorative order throughout and benefits from feature coving, double glazing and gas fired central heating.



At an Average rating of

4.9/5 ★★★★★



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30 Fitzalan Road, Littlehampton, West Sussex, BN17 5ET

£750,000 - Freehold



Fitzalan Road is one of Littlehampton's most desirable locations. The road leads directly down to the beach and seafront greensward. Local amenities are close, including Littlehampton's new 'Wave' leisure centre and swimming pool, seafront cafes, and watersports.

The town centre with mainline railway station is approximately half a mile, and Littlehampton's 18-hole links golf course can be found on the west side of the River Arun, along with West Beach sand dunes and marine conservation area.



The rear garden is a particular feature to the property. There is a block paved seating area to the side which is ideal for evening BBQ's and entertaining. There are steps up to a large lawn area which is surrounded by walls and hedges, there are also central shrubs and bushes and a wooden summer house. To the front there is a large block paved driveway providing off road parking for a large number of vehicles. To the side there is a 29ft tandem length garage which also houses the boiler, gas and electricity meter and fuse box. The garage also has a water supply and personal door to the rear garden.

Viewing is strongly advised.

AGENTS NOTE: Vendor suited.



At an Average rating of 4.9/5



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