



Total Area: 1228 ft² ... 114.1 m²

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

13 North Ham Road, Littlehampton
West Sussex, BN17 7AR
£310,000 - Freehold



Glyn-Jones and Company are delighted to offer for sale this substantial Victorian terrace house with over 1200 sq ft of accommodation.

The ground floor comprises; an entrance hall, an open plan lounge/diner, a fitted kitchen/breakfast room, three double bedrooms and a modern shower room.

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

Externally, there is an enclosed garden mainly laid to lawn with a side footpath and a shed.

No forward chain.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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

Littlehampton Office
 01903 739000
 littlehampton@glyn-jones.com

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.

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North Ham Road is located within a popular, residential area of Littlehampton 0.5 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.



At an Average rating of 4.9/5



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