



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**  
Offers Over £300,000 - 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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# 13 North Ham Road, Littlehampton, West Sussex, BN17 7AR

## Offers Over £300,000 - Freehold



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.



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