

**6 Hollyhock Way
Littlehampton BN17 6UJ
£480,000 Freehold**

Glyn-Jones



Ground Floor

First Floor

Total Area: 1565 ft² ... 145.4 m² (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



Introducing a fantastic opportunity to own this beautiful ex show home - a spacious and versatile detached family home in good condition throughout. Boasting four double bedrooms, including two en-suites, a large feature conservatory, integral garage, and a well-stocked mature low maintenance garden, this property offers everything a growing family needs.

Situated mid-distance between the charming village of Rustington and bustling Littlehampton town, this home offers convenience and easy access to amenities. With a mainline railway station nearby and within a mile of Littlehampton seafront, the location is ideal for those seeking a mix of tranquillity and excitement. Additionally, being just a few hundred metres from major trunk roads to Chichester and Brighton, commuting is made simple.

With a driveway for two cars, a cloakroom, double glazing, gas central heating, and traditionally built, this property has everything a family could ask for. Don't miss out on this opportunity - book your viewing today!



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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Council Tax Band: F
EPC Rating: TBA

WITH OVER... **500** COMPANY REVIEWS

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