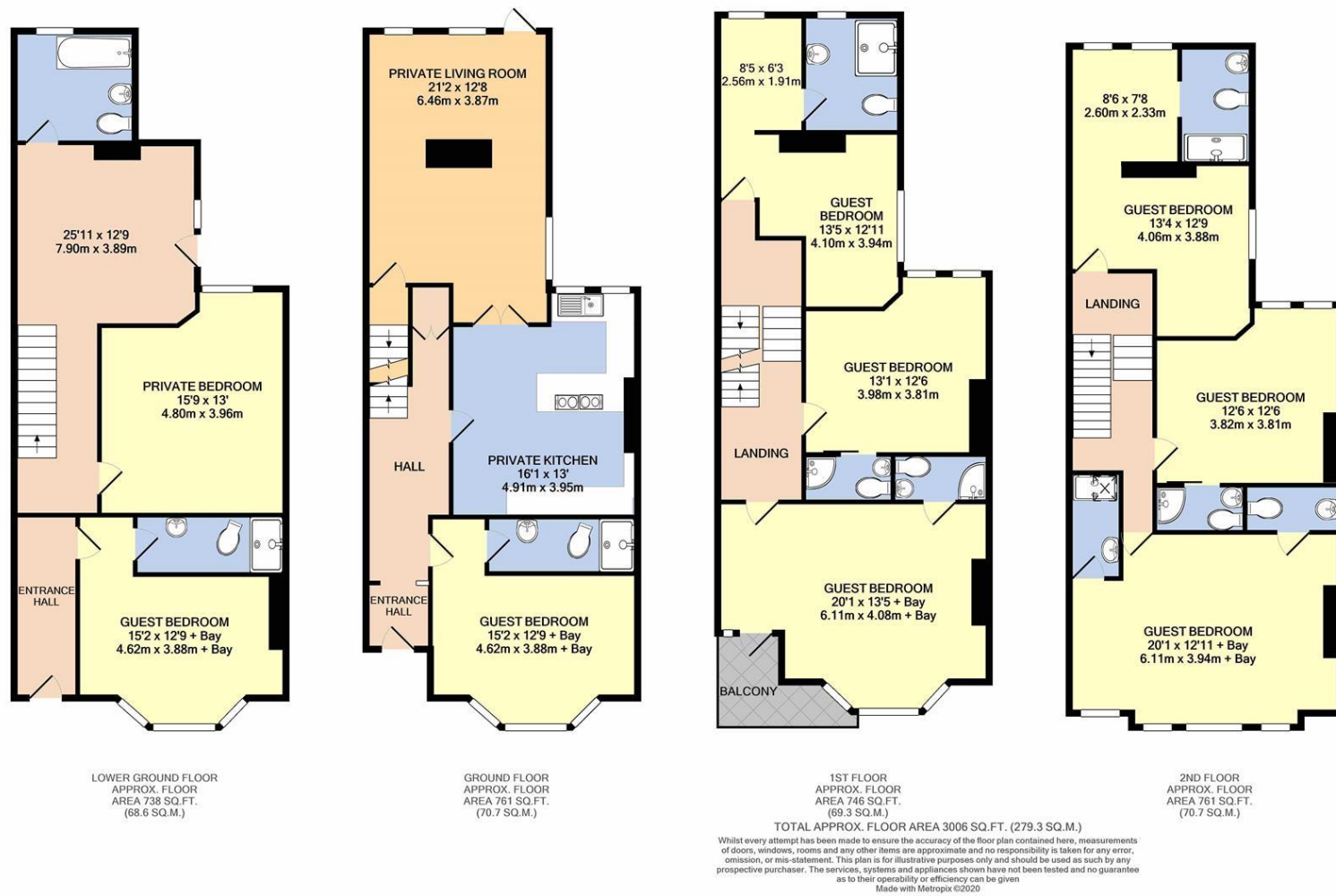


**The Regency Guest House, 85 South Terrace,
Littlehampton, West Sussex, BN17 5LJ
£780,000 - Freehold**

Glyn-Jones



Property Information

Council Tax Band - A
Energy Efficiency Rating – B42
Tenure – Freehold

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

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.

Glyn-Jones

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

Glyn Jones and Company are delighted to offer for sale this rare opportunity to purchase this immaculately presented guest house situated in this substantial 19th century Victorian terraced building on Littlehampton sea front.

The guest house offers eight modernised stylish en-suite rooms all benefitting from WiFi, TV's, complimentary trays and luxury toiletries. One room also offers a south facing balcony.

The property also offers split level owners' accommodation comprising a stunning well equipped kitchen, a lounge/diner, one double bedroom and a bathroom. There is a private garden with rear access and a detached utility room.

The property benefits from gas fired central heating and double glazing throughout.

Viewing is advised.



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



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The guest house is just a few minutes' walk from the Arun river harbour with a variety of eateries from traditional English fish and chips to Thai cuisine. The popular harbour amusement park, look & sea centre and oyster boating pond are also nearby. Take a walk along the river or sea front promenade, sit on Britain's longest bench boasting 2 prestigious architecture awards from the Civic Trust or maybe take the 5 minute ferry ride to the nationally protected West Beach.

Littlehampton train station and town centre is a 10 minute walk away.



South Terrace is situated on Littlehampton beach front and is conveniently located for visiting the beautiful historic castle town of Arundel and the South Downs countryside, with its many interesting walks and attractions.

The guest house is a short distance from classic car and horse racing events at world renowned Goodwood. Equally the property is just a short drive or train ride to Worthing and Chichester, with plenty of shops, restaurants, pubs, cinemas and theatres.

