



Total Area: 1249 ft<sup>2</sup> ... 116.0 m<sup>2</sup> (Excluding Garage & Eaves)

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

Council Tax Band - E  
Energy Efficiency Rating - TBC  
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.



Littlehampton Office  
01903 739000  
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Rosslyn, Worthing Road,  
Littlehampton, West Sussex BN17 6JN  
£475,000 - Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this extended double fronted detached 'chalet' style house, which is available for the first time in over 40 years!**

The accommodation to the ground floor comprises; an entrance hall, a spacious lounge with bay window, a fitted kitchen with dining area, a modern wet room with aqua boarded walls, one double bedroom with a bay window and a further sitting room/ bedroom. To the first floor there are two further double bedrooms, both giving access to eaves storage.

In our opinion, the property is presented in good clean decorative order throughout and benefits from laminate flooring and re-carpeting to the ground floor (Dec 2022), gas fired central heating and double glazing.



At an Average rating of

**4.9/5** ★★★★★



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# Rosslyn, Worthing Road, Littlehampton, West Sussex BN17 6JN

£475,000 - Freehold



Worthing Road is located to the North of Littlehampton. A parade of local shops, including post office, convenience store and take away can be found just over 100 metres away, with Morrisons supermarket just under 250 metres from the property.

Littlehampton town centre is located just over a mile away, with a range of shops, banks and eateries as well as Littlehampton railway station, providing links to Brighton, Portsmouth and London Victoria.



The rear garden is a particular feature, boasting a magnificent SOUTH facing rear garden that is larger than average, perfect for enjoying those delightful summer evenings. Elegantly designed, the patio overlooks a stunning lawn area with a charming sunken pond, surrounded by an abundance of mature shrubs and bushes.

Adding to the appeal of this charming abode is a detached garage equipped with power and light, perfect for storing vehicles or transforming into a workshop. The block paved driveway provides ample off-road parking, ensuring convenience for all residents and guests. Viewing is advised.

