



Total Area: 761 ft<sup>2</sup> ... 70.7 m<sup>2</sup>

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 - D  
 Energy Efficiency Rating - TBC  
 Tenure - Freehold

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

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

**14 Horsham Road West,  
 Littlehampton, West Sussex, BN17 6DJ**  
 £375,000 - Freehold

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer for sale this individually designed detached bungalow situated within a popular residential road which is being offered with NO FORWARD CHAIN.**

The accommodation comprises; an entrance hall, an L-shaped lounge/diner which overlooks the rear garden, a stunning fitted kitchen which offers an extensive range of base and eye level units, 'granite' style work surfaces with contrasting splashback boards and a feature tiled floor, two double bedrooms with built-in wardrobes and a spacious bathroom with separate shower cubicle.

In our opinion, the property is presented in good clean decorative order throughout and benefits from gas fired central heating, double glazing, a large boarded loft which is accessed via a fold down ladder. An attribute worth noting is the bungalow has been designed for wheelchair access with wider than average door.

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**£375,000 - Freehold**



Horsham Road West is situated within approximately 1 mile of Littlehampton town centre where there is a library, a comprehensive range of shops and eateries. A mainline railway station and delightful bank sidewalks along the river Arun can also be sought. Littlehampton Academy and primary schools are also within 1 mile. The seafront, with its delightful promenade that extends to neighbouring Rustington is also situated within approximately 1 mile.

The village of Rustington which offers a further extensive range of amenities including church, doctor's surgery, dentist and library.



Externally, there is a low maintenance rear garden, which is laid to block paving. The garden is secluded and fully enclosed by fencing with access gates leading to the front on either side.

To the front there is a further garden which has a swarf wall along the front and a driveway to the side.

