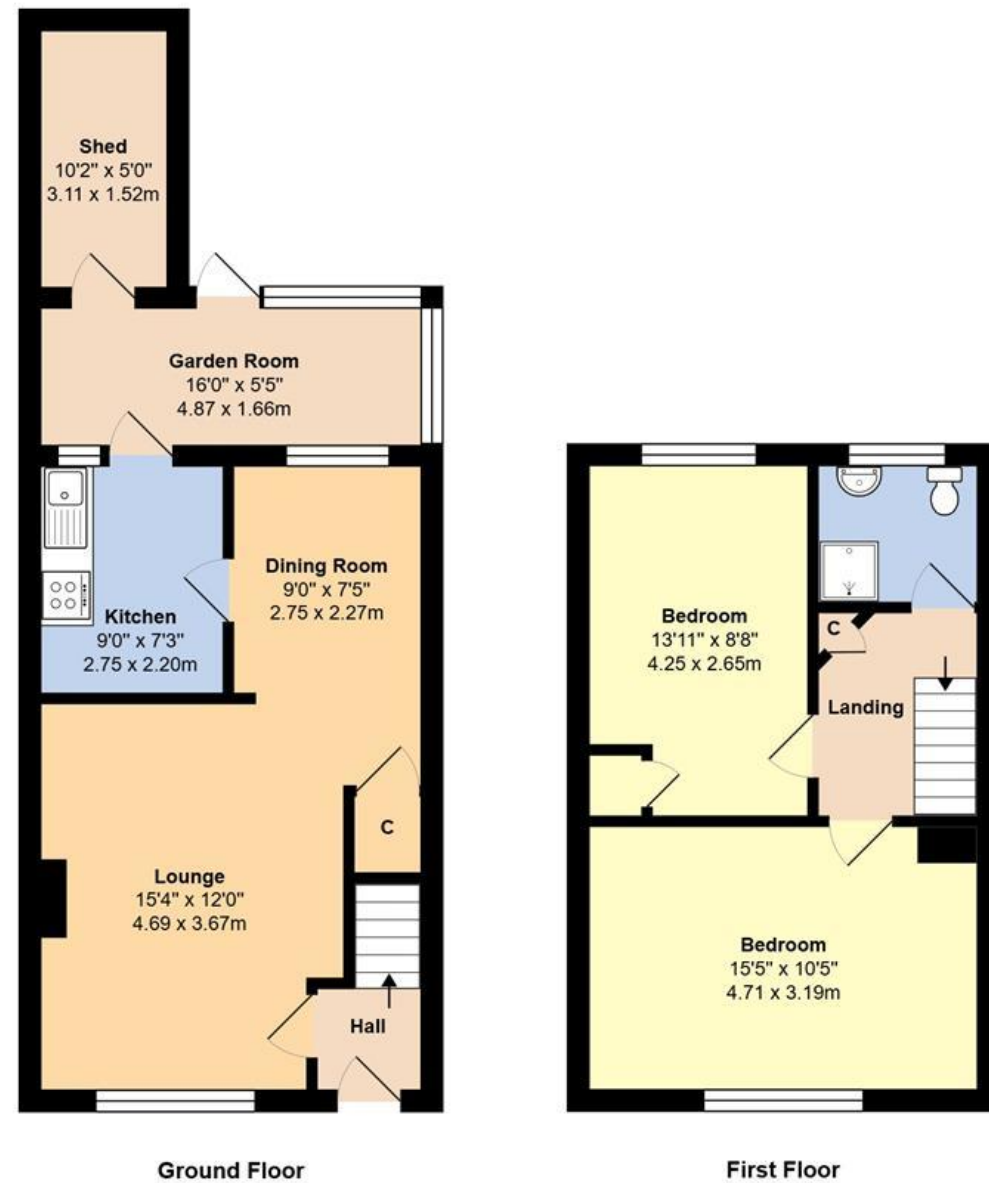


**37 Helyers Green, Littlehampton  
West Sussex BN17 7HB  
£255,000 - Freehold**

**Glyn-Jones**



Total Area: 910 ft<sup>2</sup> ... 84.5 m<sup>2</sup> (Includes Shed)

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



**Glyn-Jones and Company are delighted to offer for sale this staggered terraced house, which is situated within a popular residential area.**

The accommodation comprises; an entrance hall with stairs to the first floor, a spacious lounge/diner, a fitted kitchen, two double bedrooms and a shower room. The property benefits from gas fired central heating, double glazing and a full width garden room which leads into a brick built shed.

Externally, the rear garden is partially laid to decking providing an area ideal for garden furniture which proceeds to a lawn area. The rear garden also benefits from a further shed providing a useful storage area. The garden is enclosed by timber fencing. To the front there is a block paved driveway.

In our opinion, this would make an ideal first time/investment opportunity.

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  
littlehampton@glyn-jones.com



At an Average rating of

**4.9/5** ★★★★★



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# 37 Helyers Green, Littlehampton, West Sussex BN17 7HB

£255,000 - Freehold



Helyers Green is located within half a mile of Littlehampton town centre, boasting a range of shops and restaurants. Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly. Littlehampton train station is also located in the town centre.

The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.



## Property Information

Council Tax Band - B  
Energy Efficiency Rating - TBC  
Tenure – Freehold

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



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