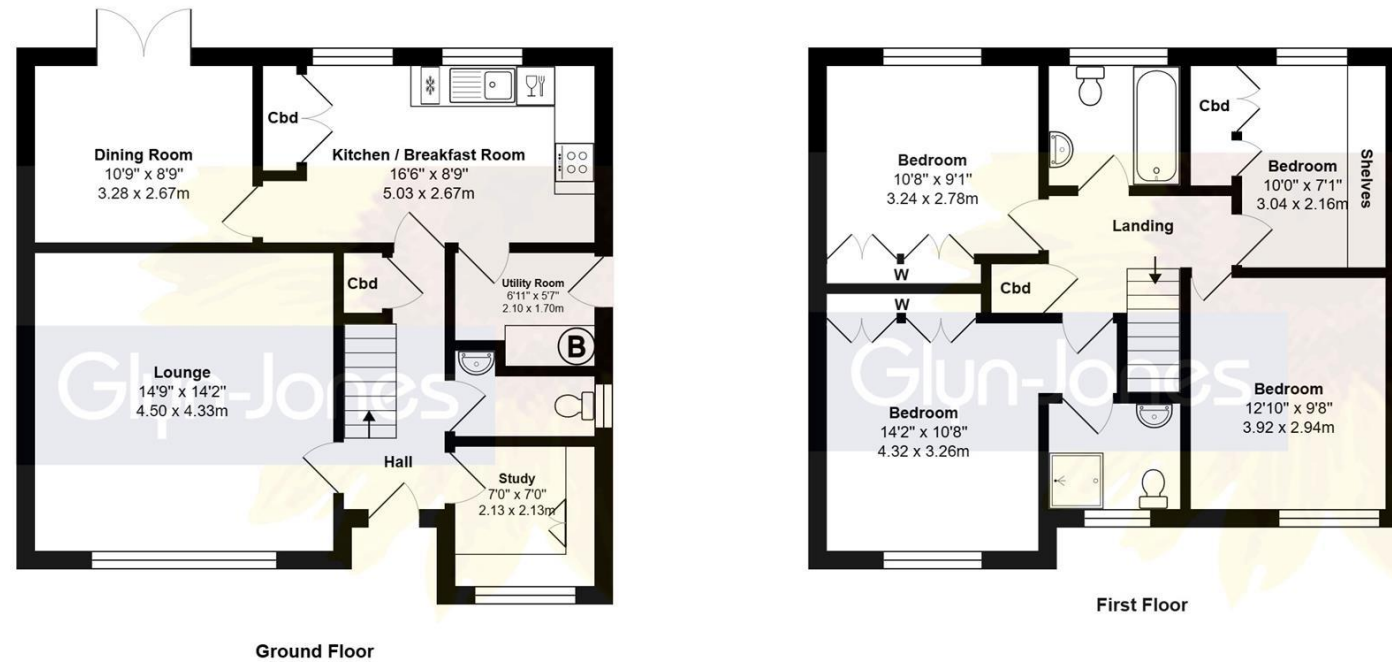


**6 Holmes Way, Littlehampton
West Sussex, BN17 6GT
£585,000 - Freehold**

Glyn-Jones



Total Area: 1291 ft² ... 120.0 m²

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 Jm 2024

Council Tax Band - F
Energy Efficiency Rating - B
Tenure - Freehold

Estate Charges: £15.65 per month.

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

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

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

Glyn-Jones

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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 and Company are delighted to offer for sale this former show home situated on the ever popular Elysian Fields.

The accommodation to the ground floor comprises; an entrance hall with stairs to the first floor, a spacious south facing living room, a separate dining room, a feature kitchen/breakfast room with an integral oven/hob, dishwasher, wine cooler and granite work surfaces, a separate utility room, a cloakroom and a study which is fully fitted with Hammonds office furniture. To the first floor there are four bedrooms with an en-suite to the master and a family bathroom. In our opinion, the property is presented in good clean decorative order throughout and benefits from recently laid LVT flooring to most of the ground floor, gas fired central heating with a replaced boiler (May 2024) and double glazing.

Further attributes to note are the property has 11 solar panels and a boarded loft, with power, light and the solar panel batteries and controls. The loft is accessed via an enlarged fold down loft hatch and fitted ladder.

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£585,000 - Freehold



The property is situated within the popular Elysian Fields development, approximately 1.5 miles north of Littlehampton town centre. The location allows easy access to the A259 which provides good links to the neighbouring towns of Worthing and Bognor Regis.

Furthermore local schools at Lyminster and Littlehampton are found within a 0.5 mile radius. Littlehampton is centrally situated on the West Sussex Coast almost midway between the Cathedral city of Chichester and Brighton. Littlehampton mainline railway station provides a regular service to London Victoria via Gatwick Airport.



Outside the rear garden is a particular feature to the property. Adjacent to the property there is a large Indian Sandstone patio with a feature 12m x 3m 'crocodile' glazed veranda. The remainder of the garden is mainly laid to lawn with shrubs and bushes surrounding the boundaries. The garden is fully enclosed by timber panel fencing with an access gate to the front, as well as sensor lights, external power points and access into the rear of the double garage.

The front garden is enclosed by feature railings with a gate and has flower beds and a footpath leading to the front door. The property benefits from a detached DOUBLE GARAGE. The garage has one electric rolling door and one up and over door, power, light and storage space in the roof.

