

**18 Clun Road, Littlehampton**  
**West Sussex, BN17 7DY**  
**£290,000 - Freehold**



Total Area: 1036 ft<sup>2</sup> ... 96.3 m<sup>2</sup> (Excludes Garden Room)

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 2023



**Glyn Jones and Company are delighted to offer a rare opportunity to purchase this spacious older style terraced house situated within a popular road.**

The accommodation comprises; an entrance porch leading into a hallway, two reception rooms, a modern fitted kitchen, three bedrooms, a bathroom and a garden room

In our opinion, the property is presented in good, clean decorative order and benefits from gas fired central heating, double glazing and a large loft, allowing for a potential loft conversion (stp).

Outside there is a good sized rear garden which is predominantly laid to lawn with a patio area. The rear garden has a brick built shed and an external WC. A further attribute is there is off road parking to the rear, which is accessed via a service road. The property also has an enclosed low maintenance front garden.

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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  
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 littlehampton@glyn-jones.com

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Clun Road 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 - C  
Energy Efficiency Rating - E  
Tenure – Freehold

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



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