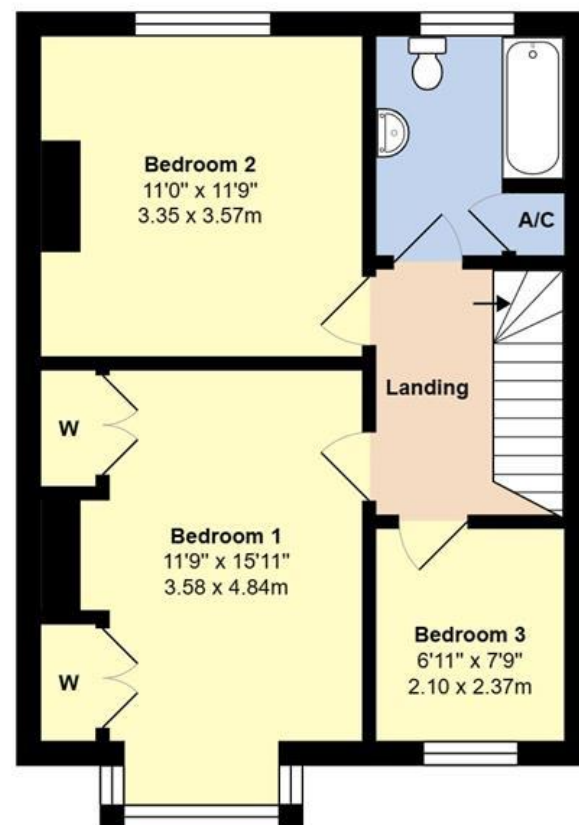


Ground Floor



First Floor

Total Area: 1036 ft² ... 96.3 m² (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

Council Tax Band - C  
Energy Efficiency Rating - E  
Tenure - Freehold

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

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

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this spacious older style terraced house with off road parking situated to the rear.**

The accommodation comprises; an entrance porch, a hallway with stairs to the first floor, a spacious lounge with a bay, a separate dining room, a modern fitted kitchen with an integral fridge, 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 (with a modern boiler), double glazing and a large loft, allowing for a potential loft conversion (stp).



At an Average rating of 4.9/5 ★★★★★



Littlehampton Office  
01903 739000  
www.glyn-jones.com



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



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.



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.

Viewing advised.

