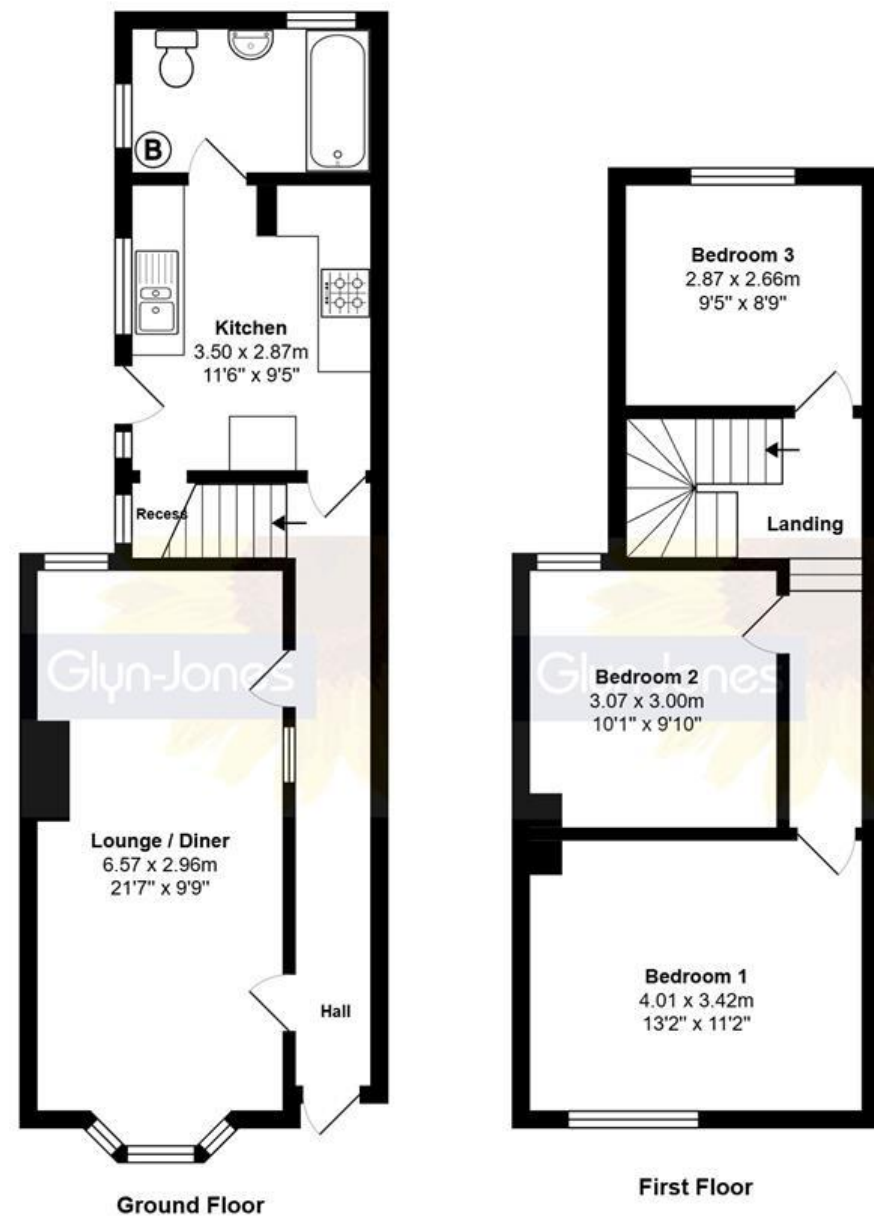


**46 Gloucester Place, Littlehampton**  
**West Sussex, BN17 7AL**  
**£295,000 - Freehold**

**Glyn-Jones**



Total Area: 84.6 m<sup>2</sup> ... 911 ft<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



**Glyn-Jones and Company are delighted to offer for sale this Victorian mid-terrace house situated within walking distance to the town centre and railway station.**

The accommodation to the ground floor comprises; an entrance hall, an open-plan lounge/diner with a feature fireplace, a fitted kitchen and a bathroom/w.c. To the first floor there is a split-level landing giving access to three bedrooms and the loft.

In our opinion, the property is presented in good clean decorative order throughout and benefits from exposed floorboards to the lounge/diner, stairs and landing. Further attributes include gas fired central heating and double glazing.

Externally to the rear there is a fully enclosed low maintenance garden with rear access gate and timber shed.

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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 www.glyn-jones.com

# 46 Gloucester Place, Littlehampton, West Sussex, BN17 7AL

£295,000 - Freehold



The property is positioned within a popular residential road in Littlehampton and approximately 0.25 miles from the town centre, where Littlehampton train station and bus links can be found.

The River Arun can also be found within half a mile, as well as the footbridge, which takes you towards West Beach. The local shopping parade is within 0.5 miles where local supermarket and post office can be found.



## Property Information

Council Tax Band - C  
Energy Efficiency Rating - D  
Tenure – Freehold

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

