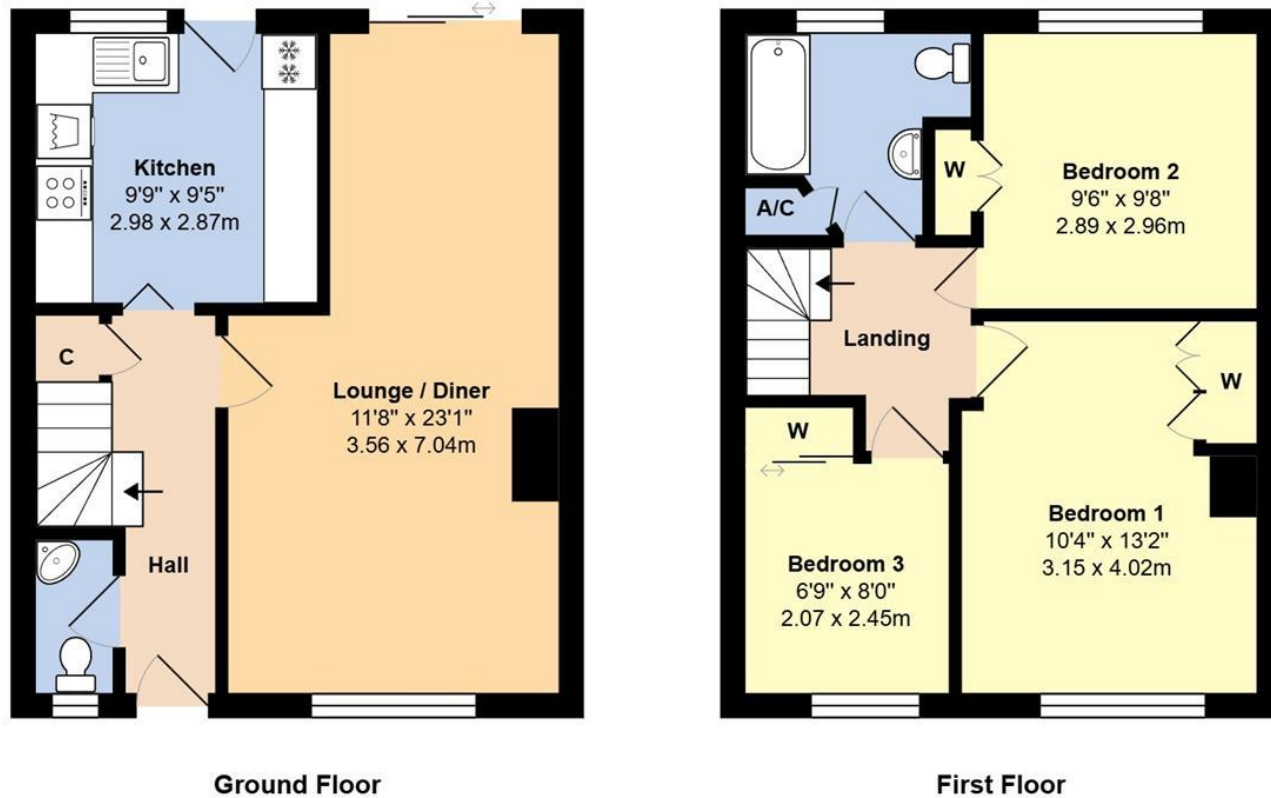


**14 Norfolk Gardens, Littlehampton  
West Sussex, BN17 5PE  
£300,000 - Freehold**

**Glyn-Jones**



Total Area: 837 ft<sup>2</sup> ... 77.7 m<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

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

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

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.

**Glyn-Jones**

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



**Glyn-Jones and Company are delighted to offer for sale this beautifully presented terraced house situated within the ever popular Norfolk Gardens.**

The accommodation to the ground floor comprises; an entrance hall with stairs to the first floor and cupboard beneath, a 23ft dual aspect lounge/diner with feature fireplace, a stunning fitted kitchen with a range of base and eye level units as well as soft close drawers, granite work surfaces with splash backs and integral appliances, of which include an oven, gas hob, fridge/freezer and washing machine. To the first flooring there is a landing area providing access to three good sized bedrooms, all benefitting from built-in wardrobes and a modern fully tiled bathroom.

In our opinion, the property is presented in immaculate condition throughout and has been completely modernised over the past few years to include the restoration of the ground floor parquet flooring and neutral décor. Attributes to note include gas fired central heating with a recently replaced boiler and double glazing.

WITH OVER... **500** COMPANY REVIEWS

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**Glyn-Jones**

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01903 739000  
www.glyn-jones.com

# 14 Norfolk Gardens, Littlehampton, West Sussex, BN17 5PE

£300,000 - Freehold



Norfolk Gardens is a unique development built around beautifully maintained residents communal gardens. The property is situated within a few hundred metres from Littlehampton's seafront and Greensward.

Littlehampton seafront is home to the famous East Beach Café and Windmill Cinema, which offers the latest blockbusters, as well as a variety of talented amateur dramatics and dance groups from the local area.



Externally there is a well tended West facing rear garden, which has well stocked flower beds, a good sized timber shed, a water tap and is laid to block paving with an attractive porcelain tile centre piece. The rear garden is fully enclosed by timber panelled fencing with a pedestrian gate.

To the front, there is a further garden which is laid to lawn, with well stocked flower beds, a further water tap and a footpath leading to the front door.

ESTATE CHARGE £50.00 EVERY SIX MONTHS.

