

**79 St. Marys Close, Littlehampton  
West Sussex, BN17 5QQ**  
Offers Over £650,000 - Freehold

**Glyn-Jones**



Total Area: 2098 ft<sup>2</sup> ... 194.9 m<sup>2</sup> (Includes Garage)

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 Jlm 2024



**Glyn-Jones and Company are delighted to offer for sale this extended detached house, boasting five bedrooms and a range of impressive features.**

The spacious lounge is highlighted by a wood burner and raised bay window, while the modern 'Shaker' style kitchen is equipped with Neff integral appliances to include, a double oven, electric hob, fridge and dishwasher and porcelain tiled floors. The property also benefits from a stunning 28ft orangery/family room with solid oakwood flooring and a feature skylight with opening vent.

The hallway and lounge showcase beautiful parquet flooring, with a wet room featuring aqua splash boards and an additional bathroom. Other notable features include quarry tiled window sills, a utility area with boiler, and a garage with power, light, and electric rolling door. Step outside to discover a landscaped walled garden with a patio, shed (complete with power), water tap, light, and access gate. To the front there is a driveway to either side providing off road parking for several vehicles. Viewing advised.

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.



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Located on a private road within 1 mile of the town centre, residents have easy access to the mainline railway station and beach front. The nearby River Arun offers a charming ice cream parlours, fish and chip shops, and picturesque riverside walks.

The beach front and Greensward with Harbour Park is a short distance away, while golf enthusiasts will appreciate the proximity to a nearby course. Families will benefit from the closeness of popular primary and secondary schools, with Rustington village just 1.5 miles away.



### Property Information

Council Tax Band - C  
Energy Efficiency Rating – C  
Tenure – Freehold  
Voluntary Road Charge - 230 per annum

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

