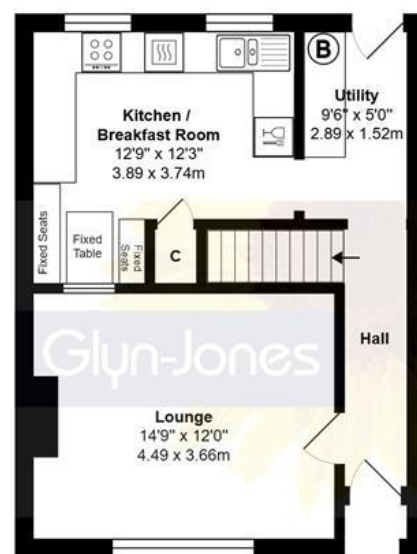
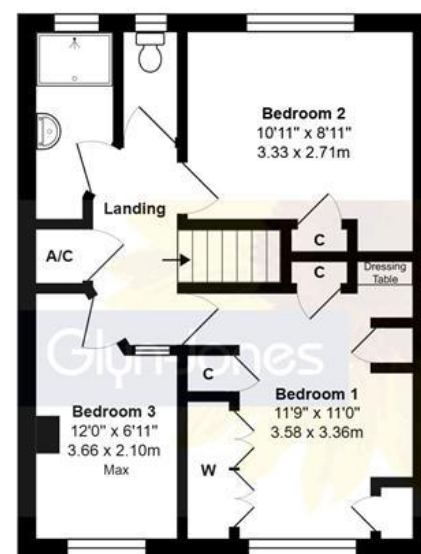


5 Helyers Green, Littlehampton
West Sussex, BN17 7HB
£300,000 - Freehold



Ground Floor



First Floor

Total Area: 1132 ft² ... 105.2 m² (Includes Garden Room / Office & Storage)

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 - B
 Energy Efficiency Rating - C
 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.



Littlehampton Office
 01903 739000
 littlehampton@glyn-jones.com



Glyn-Jones and Company are delighted to offer this spacious 1950's mid terrace house which has been modernised by the current vendor and is offered with NO FORWARD CHAIN.

The accommodation comprises; and entrance hall, spacious lounge, a modern fitted kitchen/breakfast room (October 2021) with integral induction hob, dishwasher and double oven, a separate utility room with a Vaillant Ecotec condensing boiler (fitted 2020 and has the remainder of a 10 year warranty), a first floor landing with a large cupboard, three bedrooms where the master bedroom has bespoke built-in wardrobes, bedside cabinets and dressing table (October 2023), a shower room with replaced electric shower (June 2023) and separate wc.

The property benefits from a replaced consumer unit September 2021 with a BS 7671 certificate, double glazing, gas fired central heating which is a vented system with copper piping, a large hot water tank and header tank (in the loft) providing hot water and a good volume of pressure. Further attributes include a large loft which has been insulated with over 12 inches of rockwool insulation, with partial elevated boarding and light fittings.

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

At an Average rating of **4.9/5** ★★★★★



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The rear garden is mainly laid to lawn (new turf May 2024) with a concrete side path and a decking area with a pergola over (built September 2023). The garden has an external water tap and is fully enclosed by timber fencing with an access gate to the rear.

To the front there is a double width block paved drive (laid July 2020) by Nu-Drives with 3 ground anchors for securing trailers, motorbikes or bicycles etc.



Externally there is a detached garden room which was constructed through 2020/2021. The room has double glazed windows and doors (a single door and a double opening French door), 100mm of Celotex insulation in roof and 50mm in walls and floor, an internal vapour barrier membrane and breathable membrane externally. The room is position on a concrete foundation slab. Further features to note include laminate flooring and a ply/felt roof. Built to permitted development specifications with a heavy-duty armoured electrical supply, an underground cable, 2 network cables and a co-ax cable for satellite TV signal. We feel all these assets make this room usable all year round for wide array of different purposes including a home office/workshop, a hobby room or even a home gym. There is a useful double opening storage cupboard and a covered store area to the side.

