



Total Area: 893 ft<sup>2</sup> ... 83.0 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

# 99 Colebrook Road, Littlehampton West Sussex, BN17 7NU

Offers Over £270,000 - Freehold



**Glyn-Jones and Company are delighted to offer for sale this spacious semi detached family home, which is situated in a corner position of a popular residential cul-de-sac.**

The accommodation comprises; an entrance porch, a hallway with stairs to the first floor, a lounge/diner with bay window, a fitted kitchen, three good sized bedrooms and a bathroom with shower attachment. The property benefits from a conservatory, gas fired central heating and double glazing. A further attribute to note is the addition of solar panels\*.

Externally, there is a secluded rear garden which is mainly laid to artificial lawn. The garden is fully enclosed by timber panel fences and has an access gate to the compound where there is a garage. To the front there is an a driveway for several vehicles. In our opinion, the property would make an ideal first time/investment opportunity.

\* The vendor informs us the solar panels are owned and not leased, and have a battery in the loft for storing electricity which they sell back to their energy supplier.

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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# 99 Colebrook Road, Littlehampton, West Sussex, BN17 7NU

## Offers Over £270,000 - Freehold



Colebrook Road is conveniently located in a residential area within close proximity to shops, schools and transport links. The number 12 and 700 bus stop can be found nearby, providing links to Littlehampton town centre. Morrison's supermarket is located within a quarter of a mile.

Littlehampton train station is found in the town centre and has train services to London, Brighton, Gatwick Airport and Portsmouth.



### Property Information

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

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



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

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



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