

# 4 Sandfield Avenue

Littlehampton, West Sussex, BN17 7LL  
Offers Over £300,000 – Freehold

Glyn-Jones



Total Area: 1201 ft<sup>2</sup> ... 111.6 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



Glyn-Jones and Company are delighted to offer for sale this bright and spacious older style family home, which is situated in a popular no through road.

The accommodation to the ground floor comprises; a hallway with stairs to the first floor, an open plan lounge/diner, where the lounge has a feature bay window and the dining room has access to a conservatory, and a fitted kitchen. To the first floor there is a landing with a built-in cupboard housing a recently installed Worcester combi boiler, access to three good sized bedrooms where two benefit from built-in wardrobes and a modern bathroom with shower over the bath. In our opinion, the property is presented in good clean decorative order throughout and benefits from plantation shutter blinds to the front, a large loft which is fully boarded with a light (power switch located in the cupboard on the landing) and is accessed via a fold down ladder.

Outside there is a good sized landscaped rear garden which has a block paved patio adjacent to the property, and a lawn area with a footpath leading down the garden giving access into the DOUBLE GARAGE. The garden is fully enclosed by timber panel fencing with an access gate to the rear. The aforementioned garage has recently been re-roofed by the current vendor and benefits from power, light and double glazed windows. The garage is accessed via a small service road to the rear. To the front there is a double width block paved driveway providing off road parking.

Viewing is 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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01903 739000  
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At an Average rating of **4.9/5** ★★★★★



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## 4 Sandfield Avenue, Littlehampton, West Sussex BN17 7LL

Offers Over £300,000



The property is situated within a no through road which has easy access to local amenities, with a '700' bus stop located just a few hundred metres from the property, providing links to the town centre, and further afield to Portsmouth and Brighton. Wick Parade is within easy reach of the property, offering a range of shops including a post office and convenience store.

Local primary and secondary schools are within easy reach of the property as well as the A27, providing links to Brighton, Worthing, Arundel and Portsmouth. Littlehampton has a wealth of amenities and attractions including the 'Look and Sea centre' on the riverside.



### Property Information

Energy Efficiency Rating - D

Council Tax – C

Tenure - Freehold

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

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



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