



Total Area: 1196 ft² ... 111.1 m²

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 - E
Energy Efficiency Rating - D
Tenure – Freehold

AGENTS NOTE: The vendor informs us the property previously had planning permission for a two storey front extension which could allow for either a dressing room to the master bedroom or a fourth bedroom and a garage beneath.



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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.

3 Meadow Way, Littlehampton
West Sussex BN17 6BW
£534,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this beautifully presented older style detached family house which is situated in one of Littlehampton's most prestigious tree lined roads.

The accommodation to the ground floor comprises; a front porch with a recently fitted front door and window which leads into an entrance hall where there are stairs leading to the first floor, a cloakroom, a spacious lounge with log burner and access to office and store room (which has a useful loft space above), a separate dining room which is open into a feature conservatory with heating, pitched roof and spotlights, modern fitted kitchen with high gloss fronted base and eye level units and integral appliances which include a washer/dryer, a dishwasher, a double oven/microwave and a hob.

To the first floor there is a dual aspect gallery landing providing access to three bedrooms and modern bathroom with an electric shower over bath.



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



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In our opinion the property is presented to a very high standard throughout and benefits from gas fired central heating, double glazing, feature wooden doors to the ground floor and a large loft with boarding, power, light and 'Velux' window.

Externally there is a good-sized mature south facing landscaped rear garden with a summerhouse, a 'sentry-box' shed and a further shed/workshop with a power supply. The garden is predominantly laid to lawn with raised flowerbeds that are enclosed with railway sleepers. There is side access where there is an personal gate leading to the front. The front garden is laid to a block paved driveway providing off road parking for several vehicles and has a mature hedge to the front providing seclusion and privacy.

Meadow Way is a highly road within 3/4 of a mile from Littlehampton where there is a mainline railway station, shopping precinct, riverside walks and Greensward on the sea front.

Rustington village is within 1 mile where an extensive range of shopping facilities, bistros and cafes can be found.

The location also allows easy access via the a259 to neighbouring Worthing and Chichester.

