

19 Colebrook Road
Littlehampton BN17 7NS
£250,000 Freehold



We are thrilled to present to you this charming 3-bedroom end of terraced house located in a peaceful Cul de Sac in Littlehampton. This property is being offered with NO ONGOING CHAIN, making it a stress-free option for families looking to move into a new home.

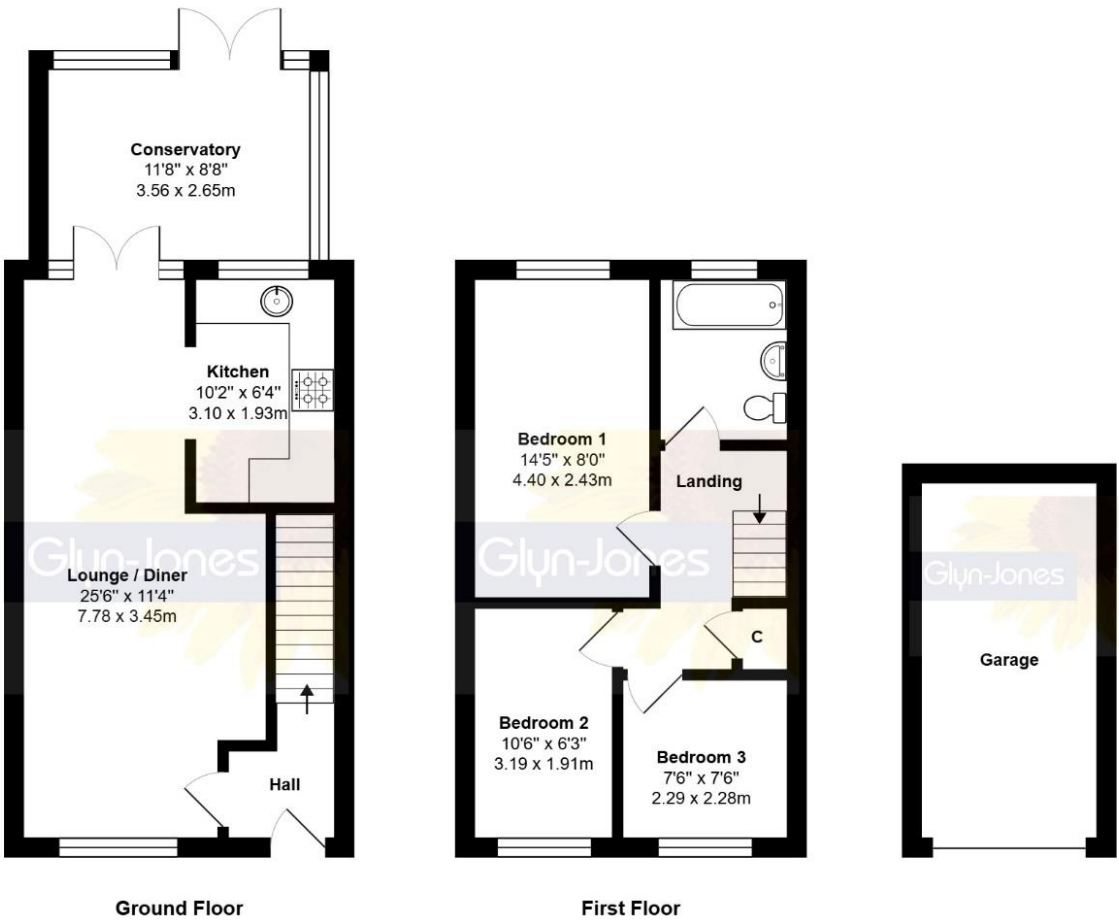
In good condition throughout, this home offers a fantastic opportunity to make it your own. The spacious open plan lounge/dining area flows seamlessly into a bright dual aspect conservatory, perfect for enjoying family time together. The kitchen provides plenty of storage space and overlooks the west facing rear garden, offering a lovely view while you prepare meals.

Upstairs, you will find two double bedrooms, one single bedroom, and a good-sized bathroom. The property features gas-fired central heating and uPVC double glazed windows throughout for added comfort. Outside, the low maintenance garden can be accessed through the conservatory, leading to a shed for extra storage. The property also benefits from a shingle front drive for 1-2 cars and a garage in the compound.

This home is ideal for first-time buyers or investors looking to add to their portfolio. With a potential rental income of £1200-£1300 per month achievable after some internal improvements, this property holds great investment potential.

Located in Littlehampton, this property offers easy access to local amenities, schools, and transport links. You can enjoy leisurely walks along the nearby beach or explore the charming town centre just a short distance away.

Don't miss out on the opportunity to view this wonderful family home. Contact us today to schedule a viewing and make this property yours!



Total Area: 837 ft² ... 77.8 m² (Excluding 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 Jim 2024

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

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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.



Council Tax Band – B
Energy Efficiency – D (65)
Freehold



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