



Total Area: 966 ft<sup>2</sup> ... 89.8 m<sup>2</sup> (Includes Outbuilding)  
 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 2021

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](mailto:littlehampton@glyn-jones.com)

**127 Beaconsfield Road, Littlehampton**  
**West Sussex, BN17 6LL**  
**Offers Over £230,000 - Freehold**



**Glyn-Jones and Company are delighted to offer for sale this extended Victorian cottage, which in our opinion is presented in good clean decorative order throughout and is offered with NO FORWARD CHAIN.**

The accommodation to the ground floor comprises; a 22ft open plan lounge/diner, a fitted kitchen and bathroom. To the first floor there are two/three bedrooms. Bedroom two allows access to bedroom three/study. The property benefits from gas fired central heating and double glazing.

Externally, there is a delightful rear garden which is partially laid to patio with a central lawn. To the rear of the garden there is a large shed which has power, lighting and a vaulted ceiling providing excellent storage potential. To the front there is an enclosed courtyard garden which has a removable side fencing providing potential space to store a small trailer.



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Beaconsfield Road is a popular residential road off North Street, which is approximately half a mile north of Littlehampton town centre, with its range of shops, cafes and restaurants as well as transport links via Littlehampton Train Station.

Morrison's supermarket and a parade of shops including post office are within a few hundred metres from the property.



Property Information

Council Tax Band - B  
Energy Efficiency Rating - C  
Tenure – Freehold

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

