



Total Area: 1213 ft² ... 112.7 m² (Includes 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 Jtm 2024



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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.

## 175 Timberleys, Littlehampton West Sussex, BN17 6QD Offers Over £300,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this terraced town house, which in our opinion is presented in good clean decorative order throughout.

The accommodation to the ground floor comprises; an entrance hall, an inner hallway with stairs to the upper floors, a cloakroom and bedroom three/garden room. To the first floor there is a bright and spacious 24ft lounge/diner, stairs to the second floor and a fitted kitchen. To the second floor there are two double bedrooms and a bathroom. The property benefits from gas fired central heating, with a combination boiler, double glazing, feature wooden internal doors, neutral décor and carpets. A further attribute to note is the property has had a replaced roof (2018) which benefits from extra insulation and the remainder of the 10 year guarantee.

Externally there is a fully enclosed rear garden which is partially laid to a feature Brazilian slate patio which proceeds to a lawn area. The garden is fully enclosed by timber fencing with a rear access gate. To the front there is a driveway which leads up to an integral garage. The garage benefits from power, light, space for a washing machine and an electric rolling door.



At an Average rating of

**4.9/5** ★★★★★



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**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.

The property is located in a 'key hole' cul-de-sac within Timberless.

Timberleys is a popular location equidistant of Littlehampton town centre and Rustington village.

Littlehampton offers a comprehensive shopping precinct, mainline railway station and delightful riverside and sea front walks. Rustington village offers a further range of shopping amenities.

Local bus routes can be found within close proximity of the property, which can be accessed via twittens leading to Worthing Road.

