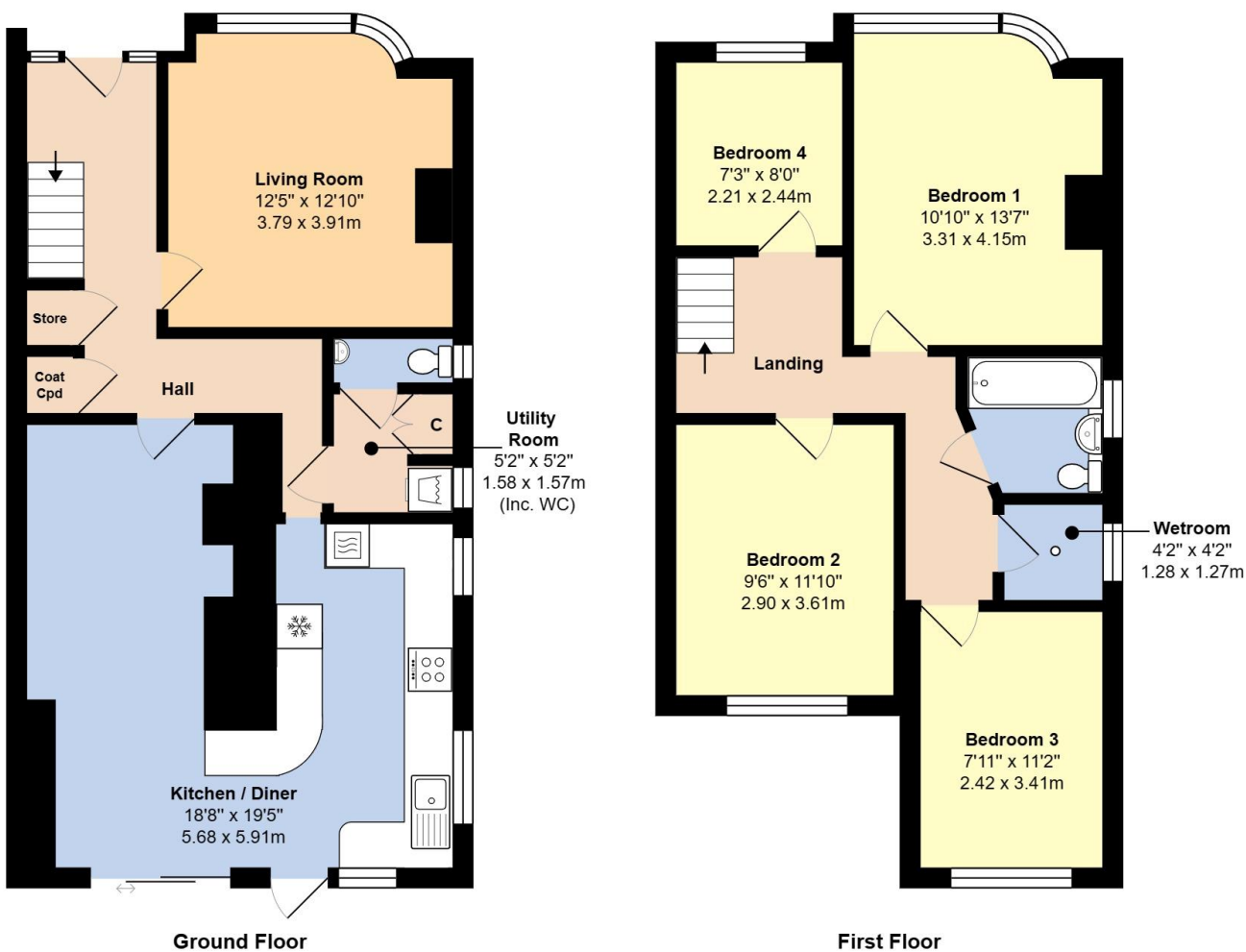


52 Cornwall Road, Littlehampton  
West Sussex BN17 6EQ  
£400,000 - Freehold

Glyn-Jones



Total Area: 1261 ft² ... 117.2 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 2023



An attractive extended 1930s built semi-detached house situated within a highly regarded tree lined road. The property has been with the same owner for the last 40 years.

The accommodation on the ground floor comprises; covered porch with front door to the L shaped hallway, stairs to first floor with storage cupboards underneath, living room with feature bay window and fireplace, an extended modern kitchen/diner with a South facing aspect, making a great family space. The ground floor also benefits from a utility room, a cloakroom and sliding double glazed doors to the garden from the kitchen.

On the first floor there are, four spacious bedrooms, access to the loft space, a modern white bathroom suite and separate tiled wet room. Further features include; replacement double glazing and gas central heating.

Council Tax Band – E  
Energy Efficiency – C (70)  
Freehold

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



At an Average rating of

4.9/5 ★★★★★



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www.glyn-jones.com



**52 Cornwall Road, Littlehampton, West Sussex BN17 6EQ**  
**£400,000 Freehold**



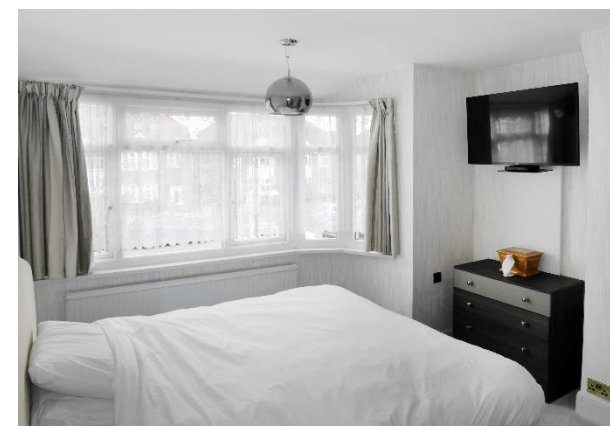
Outside; the property benefits from a delightful South facing garden with a raised patio area. The garden is fully enclosed by walls to all sides and benefits from a 'marley' style garage and shared driveway.

To the front of the property there is off road parking for several vehicles.

Cornwall Road is a highly regarded treelined road within 1 mile of Littlehampton town centre.

Littlehampton is a seaside resort town, on the east bank at the mouth of the River Arun, nearby towns include Bognor Regis to the west and Worthing to the east. A mainline railway station provides a direct service to London Victoria and Gatwick Airport.

Littlehampton enjoys a wide range of restaurants and amenities including the marina, links golf course and well publicised East Beach Cafe. Local Primary schools are also within proximity.



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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 01903 739000  
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