



## 34 Pier Road, Littlehampton West Sussex, BN17 5LE Offers Over £475,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this completely renovated and extended stunning Victorian town house which boasts magnificent views overlooking the picturesque River Arun. This exceptional property offers four bedrooms, each with its own ensuite for added convenience.

The master bedroom features a cleverly designed walk-in wardrobe, river views and a luxurious ensuite, complete with a free-standing ball-claw bath. Take in the fresh air on the roof terrace, accessed off bedroom four, or unwind in the extended kitchen/family room, equipped with underfloor heating, a pantry, and a laundry room.

The upper ground floor sitting room offers river views, while a spiral staircase on the second floor leads up to a useful home office/snug. Throughout the property, you'll find modern amenities such as double glazing, gas fired central heating, and an exceptionally high standard of finish. Further attributes to note are the property was re-wired and had new plumbing in 2020.

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.

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WITH OVER...



COMPANY REVIEWS

At an Average rating of

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Additionally, the detached annexe provides potential for additional living space with a shower room and WC. Gated off-road parking to the rear ensures convenience, while an attractive porcelain paved patio garden offers a serene outdoor retreat.

Located on River Road along the banks of the River Arun, this property is a stone's throw away from the town centre and family attractions like Harbour Park.

AGENTS NOTE: The vendor informs us the Aga is available for sale by a separate negotiation.

## Property Information

Council Tax Band - D  
Energy Efficiency Rating - D  
Tenure - Freehold

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

