



Total Area: 715 ft² ... 66.5 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 2025



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.



31 Linnet Close, Littlehampton West Sussex, BN17 7GW £275,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this beautifully presented terraced house positioned within a popular cul-de-sac.

The accommodation to the ground floor comprises; an entrance hall, a cloakroom, a modern kitchen and a spacious lounge with double doors leading into the rear garden. To the first floor there is a landing area giving access to two bedrooms (bedroom two is cleverly divided into two rooms, but easily made back into one*) and an extended bathroom which offers a bath and a separate shower cubicle. In our opinion, the property is presented in very good clean and decorative order throughout and benefits from gas fired central heating and double glazing.

Externally there is an enclosed rear garden which is partially laid to a patio which leads on to an artificial lawn area. The garden benefits from a rear access gate. Further attributes to note is the garage and driveway located to the front.

This is an ideal first time/investment purchase. Viewing is advised.



At an Average rating of

4.9/5 ★★★★★



Littlehampton Office
01903 739000
www.glyn-jones.com

31 Linnet Close, Littlehampton, West Sussex, BN17 7GW
£275,000 - Freehold



Property Information

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

*AGENTS NOTE: The vendor informs us they would be happy to revert the divided bedroom back into one if a purchaser requires. The partition wall is a temporary structure and easily removed without causing damage.

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

Linnet Close is situated within a modern development to the north of Littlehampton. The town centre and mainline railway station is within 1 mile of the property.

Local supermarkets and shopping precincts can be found within 0.5 miles. Both A259 & A27 are within a few minutes' drive and provide direct links to Arundel, Chichester & Worthing.

