



Total Area: 1084 ft² ... 100.7 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 2025

Council Tax Band - C

Energy Efficiency Rating - C

Tenure – Freehold

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

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

**14 Lansdowne Road, Littlehampton,
West Sussex, BN17 6JQ**
Offers Over £325,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this charming detached bungalow which offers the perfect blend of comfort and potential. The property boasts an attached garage and a generously sized enclosed west-facing garden, providing an ample opportunity for an extension across the rear or on the side return.

As you enter through the enclosed storm porch, you're greeted by a spacious reception hall that offers access to a large boarded loft, perfect for accessible storage or a potential loft conversion (subject to planning permission). The kitchen/breakfast room features an integral fridge/freezer, oven and hob with a door leading to a conservatory, while the intercommunicating lounge and dining room can be separated by modern bi-folding timber-framed glass doors.

Further accommodation includes two double bedrooms and a bathroom with a shower. The property benefits from double glazing and gas fired central heating (boiler in the loft).



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The bungalow is in a convenient location within in Littlehampton, which is perfectly situated close to Morrisons superstore and bus routes, including the 700 Coastliner which stops nearby. With easy access to the A259 and A27, you can easily connect along the beautiful coastline towards neighbouring towns and cities including Brighton, Worthing, and Chichester.

Families will appreciate the close proximity to Lyminster and St. Catherine's primary schools, both within walking distance. For some outdoor fun, the recreation playground is just a short stroll away. And for those who enjoy a leisurely stroll by the sea, Littlehampton's seafront and promenade offer lovely coastal walks.



The west facing rear garden is a sun-soaked haven, being mainly laid to lawn with well stocked raised borders, with a personal door leading to the garage that could be utilized as a workshop or for extra storage.

There is an enclosed front garden which could easily be converted to provide additional hard standing for off road parking.

