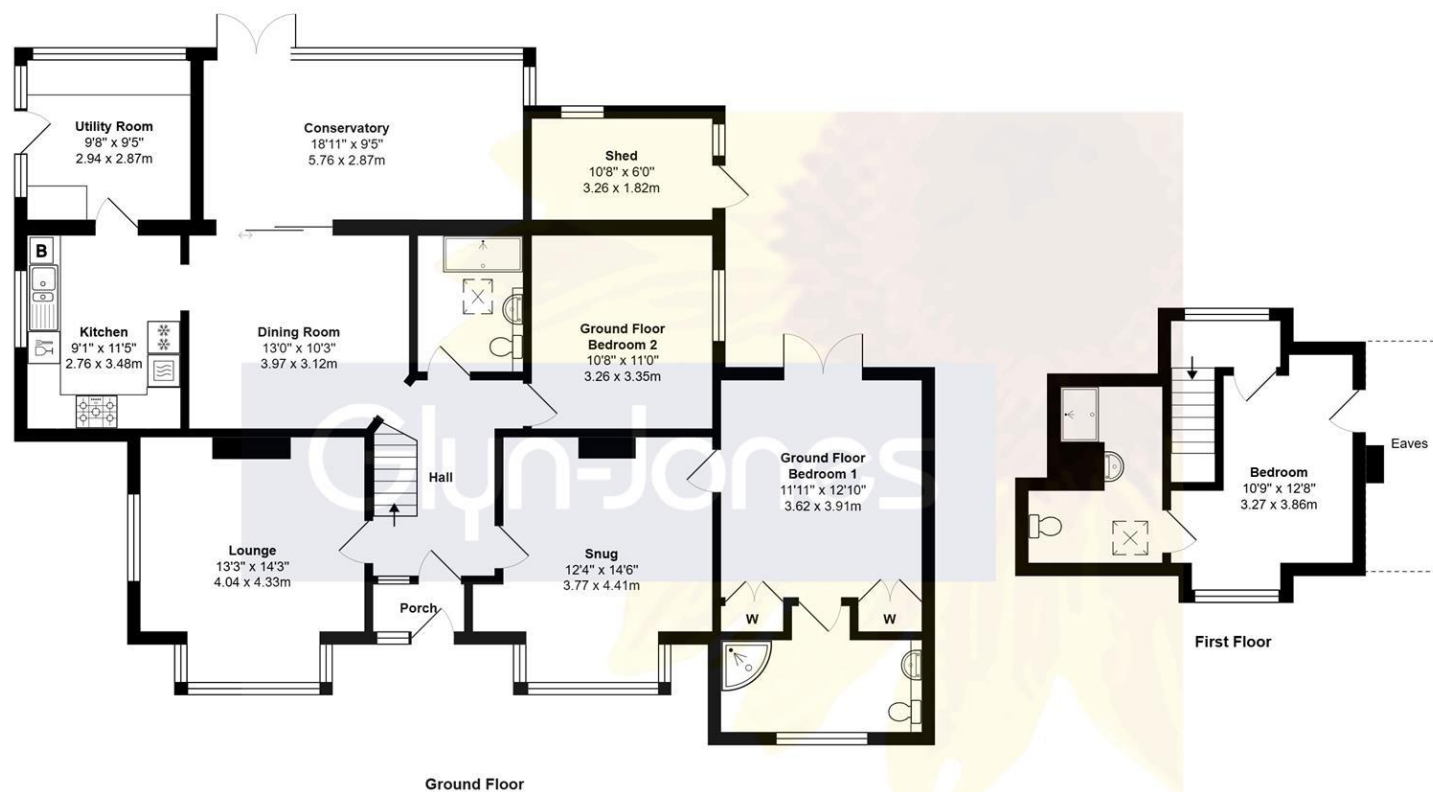


# 34 Kent Road, Littlehampton, West Sussex BN17 6LH

£625,000 - Freehold

Glyn-Jones



Total Area: 1782 ft<sup>2</sup> ... 165.6 m<sup>2</sup> (Excludes Eaves)  
 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



Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this stunning detached extended chalet which is situated on a generous third of an acre plot, offering a spacious and luxurious living experience.

Upon entering the entrance porch, you are greeted by a spacious hallway with stairs to the first floor, a dual aspect living room featuring a striking sandstone fireplace, perfect for cosy evenings in. The property boasts three double bedrooms, two of which come with en-suites, providing ultimate comfort and convenience. A modern kitchen with high gloss fronted units and integrated appliances, a dining room, a separate utility room, and a snug complete the ground floor living space, while an engineered wooden flooring adds a touch of elegance throughout. The property is presented in impeccable condition with neutral décor, gas-fired central heating, and double glazing for added comfort and energy efficiency.

One of the highlights of this property is the feature conservatory, which overlooks the sizable rear garden.

Council Tax Band - E  
 Energy Efficiency Rating – TBC

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.





# 34 Kent Road, Littlehampton, West Sussex BN17 6LH

£625,000 - Freehold



This beautifully located property is within walking distance of Littlehampton town centre and the mainline railway station, offering direct access to London Victoria and London Bridge for convenient transport links. Surrounded by a plethora of leisure opportunities, residents can enjoy horse racing at Goodwood and Fontwell Park, car racing at the renowned Goodwood Motor Circuit, and polo matches at Cowdray Park. The stunning beaches at the Witterings are perfect for a day of relaxation, while sailing enthusiasts can take advantage of the nearby clubs along the coast or the harbours and marinas at Chichester and Littlehampton. For those who prefer land-based activities, the area boasts numerous golf courses, scenic walking trails, and opportunities for horse riding in the lush countryside. This property truly offers a diverse range of leisure options for residents to enjoy.



Outside, you will find a plethora of outdoor spaces to enjoy, including a large lawn area, a patio, decking, a shingled 'courtyard' area, a rockery, and ample room for a vegetable patch. Additionally, there are numerous outbuildings and potting sheds for all your gardening needs.

A substantial driveway to the front provides off-road parking for multiple vehicles.

VENDOR SUITED.

