



Total Area: 3014 ft² ... 280.0 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 2022.

Council Tax Band - E
Energy Efficiency Rating – E
Tenure – Freehold

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



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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.

**23 St. Catherines Road, Littlehampton
West Sussex BN17 5HR
£650,000 - Freehold**

Glyn-Jones



Glyn Jones and Company are delighted to offer for sale this exceptional Victorian end of terrace house which boasts spacious accommodation arranged over four floors.

To the ground floor there is an open plan sitting/drawing room, a separate dining room and a modern kitchen/breakfast room. To the lower floor there is a double bedroom and a large store room where the boiler can also be found. To the upper floors there are five further double bedrooms with an en-suite to the master as well as a family bathroom.

In our opinion, the property is offered in superb decorative order throughout and offers heaps of character with the original fireplaces, high ceilings throughout and sea views across Greensward. Additional benefits are double glazing and gas fired central heating.



At an Average rating of

4.9/5 ★★★★★



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Outside there is a well maintained private west facing rear garden with a large canopied side area. The Garden is predominantly laid to lawn.

To the front there is a newly laid hard standing, providing potential off road parking.

Viewings strongly advised.

St. Catherines Road is with a few hundred metres of Littlehampton sea front. The property is within a third of a mile from the town centre, where a range of shops and eateries as well as the mainline railway station can be found.

The popular Greensward and East Beach Cafe can be found within a few hundred metres. Rustington Village is within 3 miles where a further comprehensive shopping precinct can be found.

