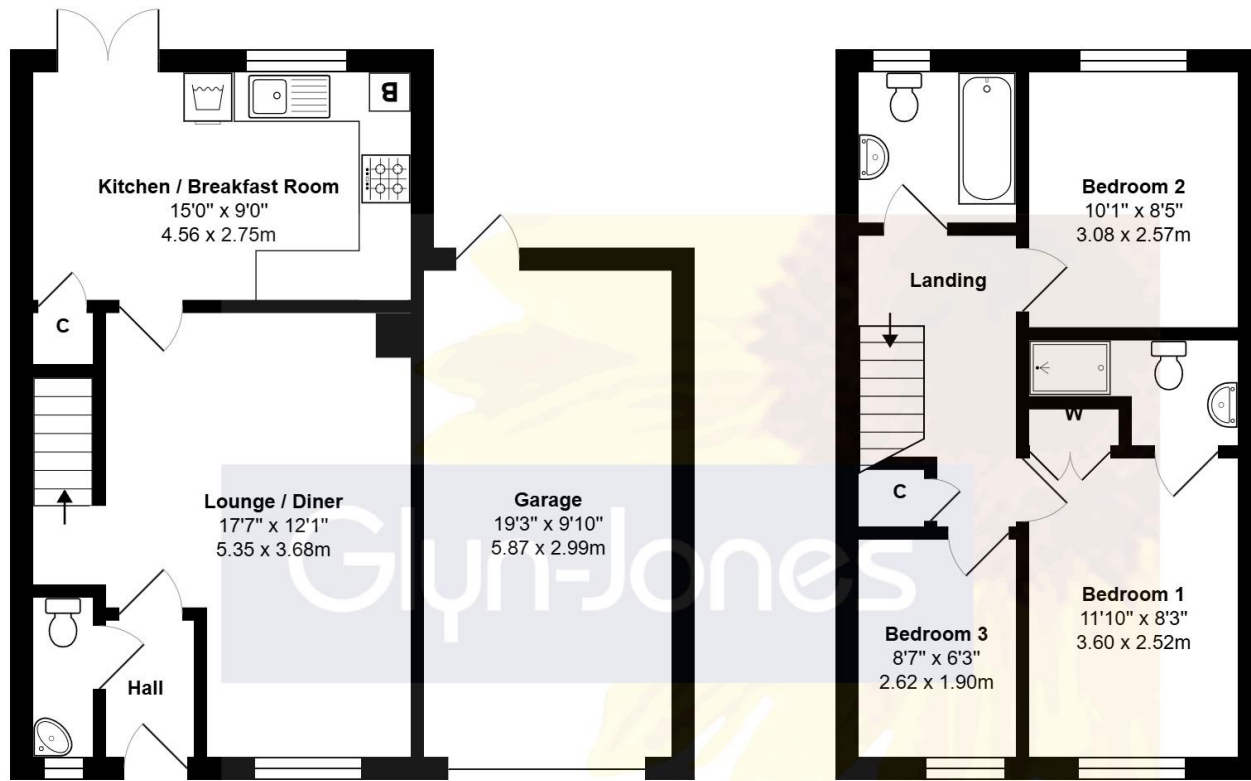


17, Butts Mead, Littlehampton
West Sussex BN17 6GP
£325,000 Freehold

Glyn-Jones



Total Approx. Floor Area 1012 ft² ... 94.0 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 any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Prepared by Jtm 2025



Welcome to this beautifully presented three-bedroom linked terrace home, ideally located in a popular modern development in the charming seaside town of Littlehampton. Offering spacious and stylish accommodation throughout, this property is perfect for families seeking comfort, convenience, and coastal living.

The home features a generous lounge/dining room, a modern kitchen/breakfast room, and three well-proportioned bedrooms – including a primary bedroom with en-suite. With a total size of 1,012 sq. ft, there's ample space for every member of the family to enjoy and grow.

The property benefits from double-glazing and gas central heating, providing year-round comfort. A private, enclosed rear garden offers a safe space for children to play or for outdoor entertaining, with direct access to the attached garage. There's also the added convenience of off-road parking on the driveway. Well-maintained throughout, this home is ready for you to move straight in.

Ideally situated, the property offers excellent access to nearby attractions including the vibrant city of Brighton, the historic town of Arundel, and the prestigious Goodwood racing events – all just a short drive away.

This home truly ticks all the boxes for modern family living. Don't miss your chance to make it your own – contact us today to schedule a viewing and start imagining your future in this exceptional property.

Tenure: Freehold

Council Tax Band: C

EPC Rating: C (77)

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

Glyn-Jones

Littlehampton Office
 01903 739000
 littlehampton@glyn-jones.com

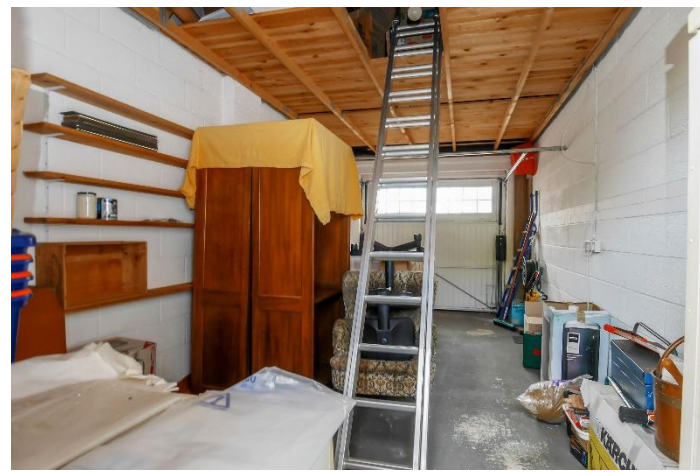
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Littlehampton is a charming seaside town located on the southern coast of England, in the county of West Sussex. It lies on the eastern bank of the River Arun, where it meets the English Channel. Known for its beautiful beaches, the town attracts both tourists and locals seeking a relaxing coastal retreat.



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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