



Total Area: 899 ft² ... 83.5 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 1st Image 2025

Council Tax Band - B
Energy Efficiency Rating – D

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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.

Glyn-Jones

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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

30 Helyers Green, Littlehampton West Sussex BN17 7HB £292,000 - Freehold



Glyn-Jones and Company are delighted to offer for sale this beautifully presented and extended terraced house, ideal for first-time buyers or young families. The property has been thoughtfully enhanced by the current owners and offers spacious, modern living throughout.

Accommodation includes three good-sized bedrooms and a generous lounge/diner, providing a comfortable space for relaxation and entertaining. The home benefits from a stylish extended kitchen/breakfast room, ideal for family meals or hosting. A contemporary feature shower room, fitted in 2023, includes attractive aqua boarding for a sleek, low-maintenance finish.

Additional features include recently laid laminate flooring throughout the ground floor, gas-fired central heating, and double glazing. The property is well presented throughout and ready for immediate occupation.

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Outside, the rear garden is designed for easy maintenance and outdoor enjoyment, with a secluded patio area perfect for barbecues, two separate decked areas ideal for garden furniture, and a personal gate providing access to the front. There is also a timber shed equipped with a WC and hand basin, as well as a larger 11'4 x 7'4 timber shed with power and light—offering excellent storage or potential for a hobby space or workshop.

To the front of the property, a double-width driveway provides convenient off-road parking.

Helyers Green is ideally situated within half a mile of Littlehampton town centre, providing convenient access to a wide range of shops, restaurants, and local amenities. The area benefits from excellent transport links, including the 700 Coastliner bus with regular services to Chichester, Worthing, and Brighton, stopping nearby at Anchor Springs. Littlehampton train station, also located in the town centre, offers direct routes to London Victoria and Gatwick Airport, making it ideal for commuters. Families will find several well-regarded schools within easy reach. Local primary schools include Lyminster Primary School, White Meadows Primary Academy, and River Beach Primary School. For secondary education, The Littlehampton Academy is the main comprehensive school in the area, with Cornfield School also nearby, offering specialist support for pupils with additional needs.

