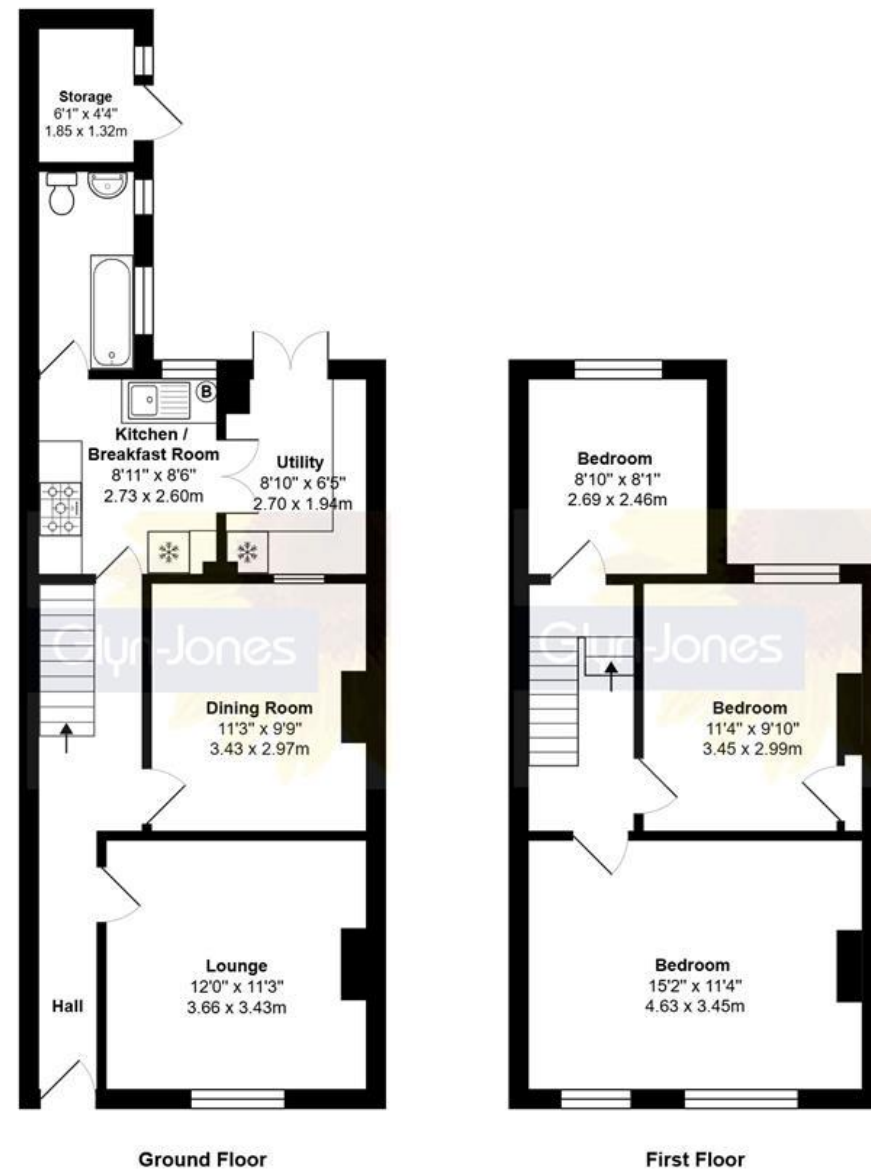




Total Area: 979 ft² ... 91.0 m²

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 1st Image 2025

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  
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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 20 River Road, Littlehampton, West Sussex BN17 5BN £310,000 – Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this charming Victorian terraced cottage, offering a blend of period character and modern convenience. The property features three bedrooms, providing flexible accommodation that would suit a range of buyers, including families, first-time purchasers, or investors.**

Internally, the home includes two well-proportioned reception rooms, offering distinct spaces for living and dining. The fitted kitchen/breakfast room provides ample storage and worktop space, while the ground floor family bathroom is conveniently located. Additional benefits include gas-fired central heating and double glazing throughout, ensuring comfort and energy efficiency.

Outside, the property enjoys a fully enclosed rear garden, mainly laid to lawn and complemented by a timber shed and a useful store room, ideal for outdoor equipment or additional storage.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



20 River Road, Littlehampton, West Sussex BN17 5BN  
£310,000 – Freehold



River Road is situated adjacent to The River Arun and within a few hundred metres of Littlehampton town centre. The town centre boasts a range of shops and eateries as well as a weekly traders market.

Littlehampton's mainline railway station can also be found within a few hundred metres which provide direct links to London Victoria. Local primary and secondary schools, doctor's surgery and library can all be found within 1 mile. There is also a foot bridge which provides access to the pleasant and scenic "West Beach", Littlehampton Golf Club is also found within the same location.



Property Information

Council Tax Band – C  
Energy Efficiency Rating – C