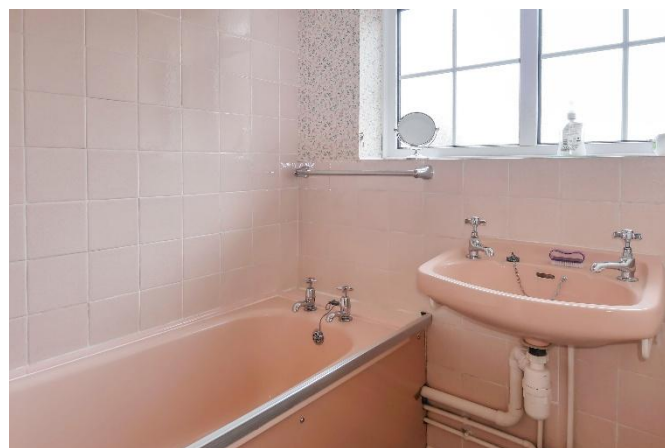


Total Area: 889 ft² ... 82.6 m²

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



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
01903 739000
littlehampton@glyn-jones.com

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**162, Timberleys Littlehampton,
West Sussex, BN17 6QE
£285,000 Freehold**

Glyn-Jones



Located in the sought-after Timberleys area of Littlehampton, West Sussex, this well-maintained end-terrace home offers a perfect blend of modern style and practical living. Set in a peaceful, family-friendly neighbourhood, the property includes a single garage to the rear with access gate from the garden, providing secure parking and additional storage.

Owned by the same owner since new, the home reflects genuine pride of ownership throughout. Inside, a welcoming hallway leads to a bright open-plan lounge and dining area, featuring a charming bay window. The space flows into a modern fitted kitchen with ample units and under-stairs storage, opening directly onto a private rear garden—ideal for outdoor dining and entertaining.

Upstairs are three well-proportioned bedrooms, including two doubles. The main bedroom features a south facing aspect. A separate family bathroom includes the original-coloured suite with shower over bath, part tiled walls, separate WC.

Additional features include gas central heating via a modern combination boiler, double glazing, and a well-kept rear garden mainly laid to block paving and surrounded by mature shrubs for added privacy. On-street parking is also available in addition to the garage.

This inviting home combines generous space, modern finishes, and a convenient location close to schools, shops, and transport links—ideal for families, professionals, or first-time buyers.



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162, Timberleys, Littlehampton BN17 6QE
£285,000 Freehold



Timberleys is positioned to the north-east of Littlehampton town centre and just over a mile from Rustington, giving easy access to a wide choice of shops, schools, restaurants and leisure facilities. Littlehampton is a popular seaside town on the West Sussex coast, known for its award-winning beaches, riverside harbour and family-friendly attractions.

The town offers a mix of traditional seaside charm and modern amenities. Excellent transport links, including a mainline railway station with services to Brighton, Chichester and London, make it a convenient location for commuters, while the nearby South Downs National Park provides opportunities for walking and outdoor pursuits. There are a good range of schools nearby making it an appealing place to live for families looking to enjoy coastal living.



Council Tax Band: TBA
Energy Efficiency Rating: C

WITH
OVER...

COMPANY
REVIEWS

At an Average rating of
4.9/5

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