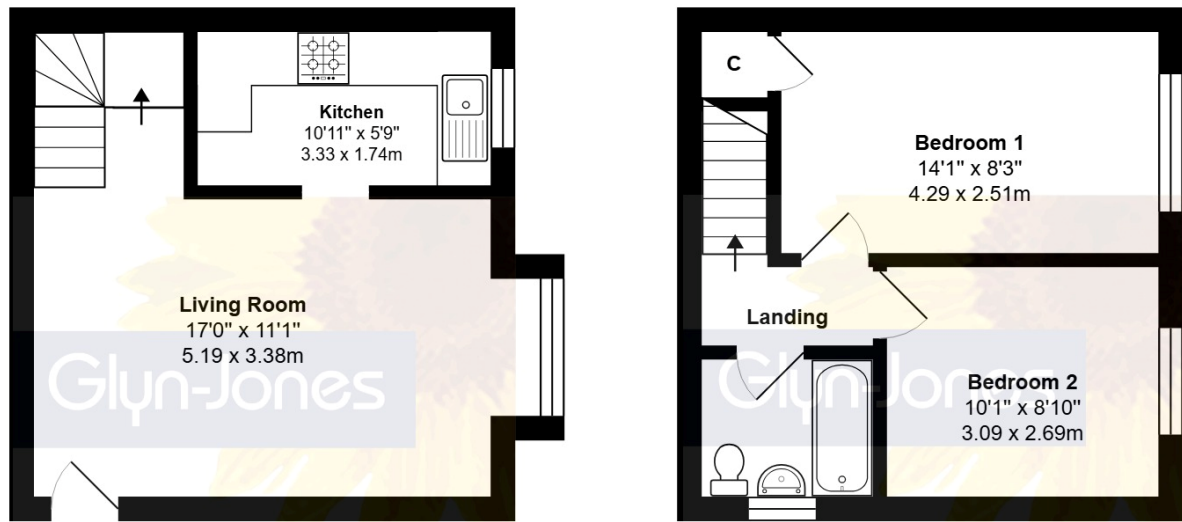


5, Lyminster Gate, Lyminster Road,
Littlehampton BN17 7LF
£190,000 Freehold



Ground Floor

First Floor

Total Approx.Floor Area 600 ft² ... 55.7 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 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 1st Image 2025



A Rare Opportunity to Purchase This Charming Two-Bedroom Home

Located in a desirable residential area, this two-bedroom attached house offers an excellent opportunity for buyers seeking a property with plenty of potential. The home features a spacious living room, perfect for relaxing or entertaining, a separate kitchen with ample space for appliances and storage, and a fitted bathroom.

The property further benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. Outside, there is off-road parking, a private entrance, and a garden, area located to the side and front of the property, which enjoys a westerly aspect.

While the property would benefit from some cosmetic updating, it represents an ideal opportunity for first-time buyers looking to create their own home or investors seeking a rental property with strong potential. With its well-proportioned rooms, practical layout, and convenient location close to local amenities, transport links, and schools, this property offers excellent value and plenty of scope to add personal touches.

Don't miss the chance to secure this promising home and make it your own — early viewing is highly recommended.



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.

Glyn-Jones

Littlehampton Office

01903 739000

littlehampton@glyn-jones.com

WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★

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www.glyn-jones.com

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Littlehampton is a picturesque seaside town on the south coast of England, where the River Arun meets the English Channel. Situated between Worthing and Bognor Regis, it combines coastal charm, maritime heritage, and a relaxed community atmosphere.

The town features two award-winning beaches — lively East Beach with its promenade, cafés, and amusements, and peaceful West Beach, a nature reserve of dunes and open sands. Its scenic harbour and riverside offer boating, walking, and dining, with highlights like the iconic East Beach Café designed by Thomas Heatherwick.

With rail links to London, Brighton, and Portsmouth, and easy access via the A27 and A259, Littlehampton is well-connected yet pleasantly unspoilt. Surrounded by the South Downs countryside, it offers a perfect balance of seaside leisure and natural beauty.



Energy Efficient Rating: TBA | Council Tax Band: A

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