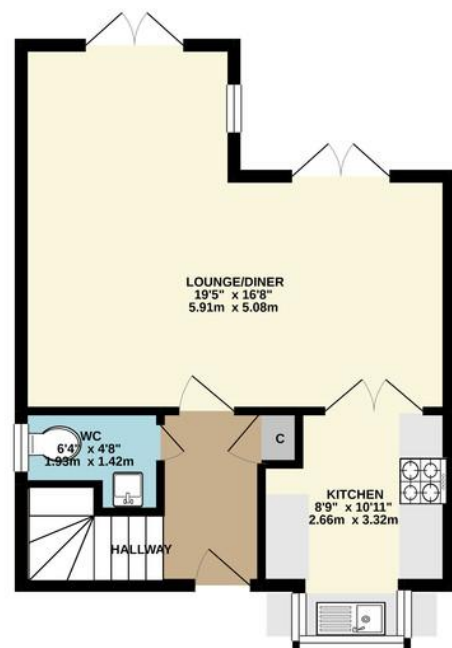


GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



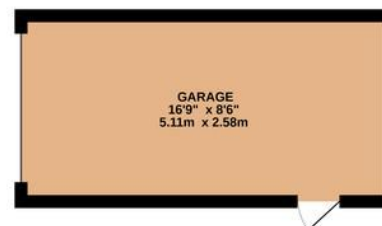
1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



GARAGE  
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band: E  
Energy Efficiency Rating: C75  
Tenure: Freehold  
Estate Charge: £11.67 (approx.) per month.

# Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com



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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## Olliver Acre, Littlehampton £350,000

# Glyn-Jones



A uniquely designed detached house built approximately 12 years ago that is offered for sale in good, clean decorative order throughout, yet offers some scope for improvement for prospective purchasers.

The property has accommodation over three floors; on the ground floor there is an entrance hall with stairs to first floor, WC, large L-Shaped lounge / diner and a fitted kitchen. On the first floor there is a large landing area that provides access to one large double bedroom with built-in wardrobes and an en-suite shower room/WC. There is also an additional bedroom/study with mezzanine balcony overlooking the lounge beneath.

On the upper floor there is another large landing area that provides access to two additional double bedrooms (making up to four bedrooms in total) and a bathroom/WC.

Externally to the rear is a low maintenance paved south facing garden, the garden has side and rear access. There is also a garage with pitched roof and driveway in front.

The property will be sold with no forward chain.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



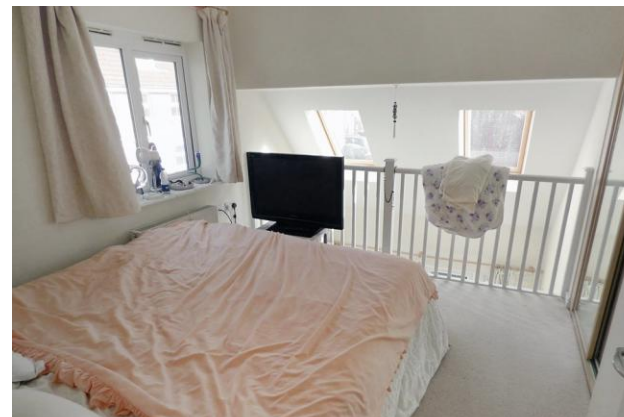
# Oliver Acre, Littlehampton

£350,000



The property is situated within the ever popular Elysian Fields development which is approximately 1.5 miles north of Littlehampton town centre. The location allows easy access to the A259 which provides good links to the neighbouring towns of Worthing and Bognor Regis. Furthermore local schools at Lyminster and Littlehampton are found within a 0.5 mile radius.

Littlehampton is centrally situated on the West Sussex Coast almost midway between the cathedral city of Chichester and Brighton. Littlehampton mainline railway station provides a regular service to London Victoria via Gatwick Airport.



*A uniquely designed detached house*

