



Total Area: 837 ft² ... 77.7 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 error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2022

Key Details			
UPRN	100061722506	Local Authority	West Sussex
Floor Area	-	Conservation Area ?	No
Plot Size	0.03 acres		
Council Tax Band	Band C	Flood Risk	
Council Tax Estimate	£1,828	↑ Rivers & Seas	Very low
Latest FENSA Work ?	15/09/2008	↑ Surface Water	Very Low

WITH OVER...

500

COMPANY  
REVIEWS  
NOW  
RECEIVED

At an Average rating of

4.9/5

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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

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com

# 17 Norfolk Gardens, Littlehampton, BN17 5PE

offers Over **£265,000 Freehold**



**Sought After Location | Mid Terrace House | Three Bedrooms | Lounge/Diner | Gas Heating | Double Glazing | Within Close Proximity To The Seafront | Cloakroom | Favoured East/West Aspect | Chain Free**

Glyn-Jones and Company are delighted to offer for sale this mid terrace house situated in a popular location within a few hundred yards of the seafront and overlooking attractive communal gardens.

The accommodation comprises; an entrance hall, ground floor w.c, a lounge/diner with patio doors, a fitted kitchen, three good-sized bedrooms with built in wardrobes and a family bathroom with fitted power shower over the bath. Outside, there is a private WEST FACING rear garden which is well enclosed, a well-maintained front garden which is mainly laid to lawn and parking to the rear of the property.

The front of the house overlooks the very pleasant communal gardens, making it extremely peaceful. Other benefits include; double-glazing and gas central heating and a re-fitted cloakroom.

WITH OVER...

500

COMPANY  
REVIEWS

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4.9/5

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**17 Norfolk Gardens, Littlehampton, West Sussex BN17 5PE**  
**Offers over £265,000 Freehold**



Norfolk Gardens is a unique development situated within a few hundred metres from Littlehampton's seafront and Greensward. Littlehampton seafront is home to the famous East Beach Café and Windmill Cinema, which offers the latest blockbusters, as well as a variety of talented amateur dramatics and dance groups from the local area.



**Agents Note – Estate Charge £100 per annum.**  
**Council Tax Band – C**  
**Energy Efficiency – TBC**  
**Freehold**

WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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