



Total Approx. Floor Area 1319 ft<sup>2</sup> ... 122.5 m<sup>2</sup>

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 Jm 2025

**Council Tax Band: D**  
**Energy Efficiency Rating: C**  
**Tenure: Freehold**



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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.

**4 Iris Close, Marlborough Place,  
 Littlehampton, West Sussex  
 BN17 6UZ  
 £460,000 (Freehold)**

**Glyn-Jones**



Introducing this stunning modern detached house situated in a small cul-de-sac on the popular Marlborough Place development. This extended property is in excellent condition, having undergone various improvements to offer superb living spaces throughout.

Spread across three floors, the house boasts four bedrooms, including an impressive top floor master suite with a dressing area and en-suite bathroom featuring a luxurious roll top bath and double shower. To the first floor are three further bedrooms, all with recently fitted wardrobes, with the second bedroom benefiting from its own en-suite shower room. In addition, there is a separate family bathroom for added convenience.

The ground floor comprises a refitted kitchen with stylish units and some integral appliances, a spacious lounge/dining room, a conservatory with a solid roof overlooking the landscaped rear garden, a separate study (formerly the garage), and a utility room for added functionality.

The garden is another lovely feature, benefitting from a large, decked seating area, artificial lawn, raised borders planted with a variety of mature shrubs. and useful side access. External lighting adds to the charm of this outdoor space.



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4 Iris Close, Marlborough Place, Littlehampton, West Sussex, BN17 6UZ  
£460,000 (Freehold)



“ extended family home, offered for sale in superb condition throughout



Marlborough Place is positioned on the borders of Littlehampton and Rustington, within an approximate 1.5-mile radius of the respective town and village centres. The picturesque seafront can be found in only 1.75-miles.

The location is made all the more favourable by being within catchment of the highly regarded Summerlea CP School, as well as providing easy access to public transport, with the renowned 700 bus route operating along nearby Worthing Road, and two mainline railway stations - Angmering and Littlehampton - found in an equivalent distance of approximately 2.5 miles, both of which offer a regular service to London Victoria.

