Council Tax Band - F

EPC Rating – 62 (D)

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At an Average rating of 4.9/5

Glyn-Jones

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

45, Arundel Road
Littlehampton BN17 7BY
OIEO £625,000 Freehold

Glyn-Jones

A rarely available six-bedroom flint fronted Victorian villa located in the heart of a popular costal town. Offered for sale in our opinion exceptional condition throughout.

Blending timeless character with contemporary living, this impressive, semi-detached residence offers generous and versatile accommodation arranged over three floors. Beautifully presented throughout, the property retains a wealth of period charm while benefiting from thoughtfully modernised interiors, making it an ideal home for growing families.

Stepping inside, the welcoming entrance hall immediately sets the tone, showcasing attractive original features and providing access to the principal reception rooms. The elegant sitting room offers a comfortable space to relax, while the adjoining drawing room flows seamlessly into the dining area, creating an ideal setting for both everyday family life and entertaining. French doors open onto the rear garden, allowing natural light to flood the space. Completing the ground floor is a contemporary shower room and an impressive kitchen/family room, fitted to a high standard and designed as the heart of the home, with direct access to the garden.

The lower ground floor provides valuable additional living space, currently arranged as a dedicated cinema room, alongside a versatile study or hobby room and a useful storage area. This level offers excellent flexibility and could easily adapt to suit a variety of lifestyle requirements.

The first floor comprises five generously proportioned bedrooms. The principal suite enjoys a dressing area together with a stylish en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom featuring both a separate bath and shower.

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Outside, the property benefits from an attractive front garden featuring the original Victorian tiled pathway, while the west-facing rear garden provides an excellent outdoor space for both relaxation and entertaining. To the rear, a detached double garage offers ample parking and additional storage, complemented by a hardstanding to the front, providing further off-road parking.

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. We use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks is £48 including VAT for single purchaser and £60 including VAT for two or more purchasers total, which must be paid in advance when an offer is agreed and prior to a sales Memorandum being issued. This fee is non-refundable.

Situated in the popular coastal town of Littlehampton, the property enjoys convenient access to an excellent range of amenities. The town is renowned for its award-winning beach, attractive seafront greensward, picturesque harbour and an excellent selection of cafés, restaurants and independent shops. Families are well catered for with highly regarded schools nearby, while Mewsbrook Park offers beautiful open spaces, a boating lake, children's play facilities and a popular café.

For commuters, Littlehampton railway station provides regular direct services to London Victoria in approximately 90 minutes, with Brighton approximately 23 miles away and London around 65 miles from the town.

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