



**Tenure:** Freehold

**Estate Fee:** Approx. £144.00 per annum

**Energy Efficient Rating:** C

**Council Tax Band:** E



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
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**23 Gratwicke Close, Elysian Fields,  
Littlehampton, BN17 6GU  
£385,000 (Freehold)**

**Glyn-Jones**



**We thoroughly recommend viewing this exceptional three-storey home that has been the subject of meticulous refurbishment over the last year by the current owners.**

Constructed by Taylor Wimpey in 2010, the property boasts spacious and extremely well-appointed accommodation throughout configured as; four sizeable bedrooms; lounge/dining room to the rear; an outstanding refurbished kitchen encompassing a stylish range of fitted units, work tops, and integrated appliances; a separate shower and bathroom, both of which have been re-fitted to high standard; and a ground floor cloakroom with modern suite.

A further feature of the property is its well-enclosed landscaped rear garden set on a favourable westerly aspect incorporating rear access into an adjoining garage that benefits from power, light, and an electric roller door.

Additional attributes include; off-road parking adjacent to the aforementioned garage; gas central heating; uPVC double glazing; contemporary floor coverings throughout; updated internals doors; a recently upgraded front door; fitted water softener; and extensive redecoration throughout.



At an Average rating of **4.9/5** ★★★★★



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**£385,000 (Freehold)**



“ ... well-enclosed landscaped rear garden set on a favourable westerly aspect and incorporating rear access into an adjoining garage that benefits from power, light, and an electric roller door...



The property is pleasantly situated within the Elysian Fields and enjoys front aspect views across a small area of green.

The location also enables straightforward access to the A259, and is within easy reach of the Littlehampton Academy, plus several primary schools and grocery stores.

Littlehampton is centrally situated on the south coast and boasts a picturesque seafront and riverside along with numerous leisure amenities and eateries, plus a busy shopping precinct and mainline railway station.



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

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