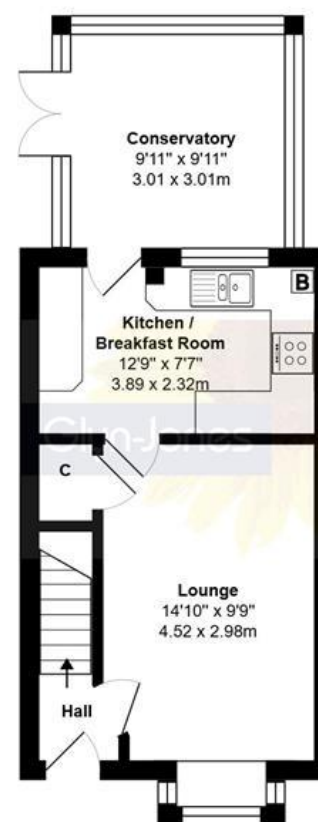




Ground Floor



First Floor

Total Approx. Floor Area 700 ft² ... 65.0 m² (Excludes Shed)

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 1st Image 2026

WITH OVER...



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

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.



Littlehampton Office
01903 739000
www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

14 Edwards Way, Littlehampton, West Sussex BN17 7GP £265,000 – Freehold

Glyn-Jones



Glyn-Jones & Company are delighted to offer for sale this modern build end of terrace house, pleasantly situated within a popular cul-de-sac location.

The accommodation comprises an entrance hall with stairs rising to the first floor, a bright and spacious lounge featuring a bay window and useful understairs storage cupboard, and a full width kitchen/breakfast room with direct access to the conservatory and rear garden. The conservatory provides useful additional space and benefits from provision for a washing machine. To the first floor is a landing with access to two bedrooms and a bathroom fitted with a shower attachment over the P-shaped bath. Further benefits include double glazing and gas fired central heating.

Externally, the property boasts a low maintenance rear garden, laid to paving and enclosed by timber panel fencing. The garden benefits from both power and lighting, while a garden shed with double doors provides useful additional storage and also benefits from power and lighting. A side access gate provides convenient access to the front of the property. To the front are two allocated off road parking spaces. The property is offered for sale with no forward chain.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

14 Edwards Way, Littlehampton, West Sussex BN17 7GP
£265,000 – Freehold



Edwards Way is situated within a modern development to the north of Littlehampton. The town centre and mainline railway station is within 1 mile of the property. Littlehampton's local supermarkets and shopping precincts can be found within 0.5 miles. Both A259 & A27 are within a few minutes' drive and provide direct links to Arundel, Chichester & Worthing.

The River Arun divides the East and West beaches, boasting a bustling harbour and marina for water enthusiasts. Boating trips, deep sea fishing, scuba diving, water skiing, and sailing opportunities abound in this coastal paradise. If that's not enough, there is also a golf course, theatre, sports centre, museum, and the renowned East Beach Café to explore.



Tenure - Freehold

Council Tax Band - B

Energy Efficiency Rating – D

You are advised to have this confirmed by your legal representative at your earliest opportunity.

