

45, Queen Street,
Littlehampton BN176EP
£270,000 Freehold

Glyn-Jones



Total Approx. Floor Area 1162 ft² ... 108.0 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 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 2025



This characterful older-style terraced house offers generous accommodation across three floors and is in need of some modernisation, making it a great opportunity to add value and create a home tailored to your taste.

The ground floor features two spacious reception rooms with original fireplaces and period detailing, leading through to a fitted kitchen and separate utility room with access to the rear garden. On the first floor are three bedrooms two doubles and a single plus a family bathroom with bath and electric shower.

A second staircase leads to the top floor, where a large fourth bedroom benefits from built-in storage and a Velux-style roof window perfect as a master bedroom, guest suite, or home office. Throughout the property are charming original features including coved ceilings, ceiling roses, dado rails, and fireplaces. Gas-fired central heating is installed, and the house is mainly double glazed.

Outside, the low-maintenance front garden is enclosed by a flint wall, while the generous rear garden includes a lawn, patio, brick-built barbecue, pergola, outside WC, and rear access gate. To the rear is also a brick-built garage, suitable for storage of bikes and motorcycles only.

Offered with no onward chain, this is an ideal project for families, first-time buyers, or investors.

Energy Efficient Rating: C (69) | Council Tax Band: B

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.

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

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



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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Located on the stunning West Sussex coastline, Littlehampton offers the perfect blend of seaside tranquillity and vibrant community living. With award-winning beaches, a picturesque harbour, and scenic riverside walks, it's ideal for families, retirees, and professionals alike.

The town boasts excellent transport links to London, Brighton, and Chichester, alongside a variety of shops, cafes, and leisure facilities. Local schools and green spaces enhance its family appeal, while the mix of traditional charm and modern development creates an attractive investment opportunity. Whether for holidays or home, Littlehampton is a place to relax, explore, and thrive.



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