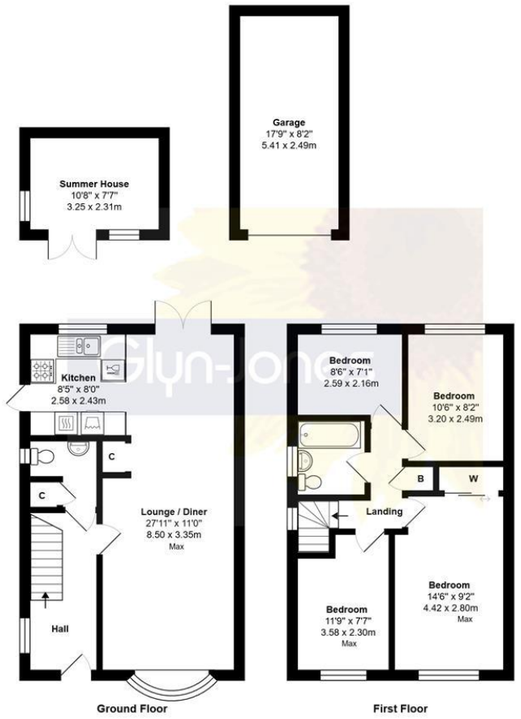


Total Approx.Floor Area 956 ft² ... 88.8 m² (Excludes Garage & Summer House)

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

Energy Efficiency Rating – C

Council Tax Band – D

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in 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. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advice and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

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39 Middle Mead, Littlehampton, West Sussex BN17 6QH
£420,000 – Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this spacious detached family home, which has been subject to a considerable programme of home improvements by the current vendor over the last few years. These include replacement double glazing and front door, a new electricity consumer unit, LVT flooring to the ground floor, replacement gas-fired central heating and recent redecoration.

The well-presented accommodation comprises an entrance hall with stairs rising to the first floor, a bright and spacious lounge/diner with a feature oriel bay window overlooking the front and French doors opening onto the rear garden. The modern fitted kitchen is well equipped with a range of base and eye-level units, oak block work surfaces, ceramic sink with mixer tap, integral hob, double oven and dishwasher, together with a plinth fan heater. The hob is currently gas, however, the vendor informs us that a separate ring main supply is available should a future purchaser prefer to install an induction hob. A useful cloakroom completes the ground floor accommodation. To the first floor the landing benefits from a built-in cupboard housing the boiler, and provides access to four good-sized bedrooms. The master bedroom features sliding-door built-in wardrobes. There is also a modern family bathroom with a deep bath and shower.

39 Middle Mead, Littlehampton, West Sussex BN17 6QH
£420,000 – Freehold







Outside, the property enjoys a particularly well-tended rear garden, with a paved patio providing ample space for outdoor dining and seating. Beyond this is a lawned area leading to a further secluded seating area, laid with wood decking and providing an additional attractive space for entertaining and relaxation.

A superb 10'8" x 7'7" summerhouse is situated within the garden and benefits from power, lighting and a water supply, together with an air-conditioning unit which also provides heating and dehumidifying functions, making this a versatile additional space for a variety of uses.

To the front, there is an attractive open-plan garden, laid mainly to lawn and complemented by a selection of established plants, shrubs and bushes, with a pathway leading to the front door.

The property also benefits from a compound garage located close by, which has a recently replaced roof and an up-and-over door.

Viewing is advised to fully appreciate the spacious accommodation, improvements and attractive gardens this property has to offer.





