

**63 Beach Road, Littlehampton,
West Sussex BN17 5JH
OIRO £625,000 – Freehold**



Total Area: 2382 ft² ... 221.3 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by iei Image 2026

Property Information:

Tenure: Freehold

Energy Efficiency Rating: E

Council Tax Band: E

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

WITH OVER...



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



Littlehampton Office
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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.



Glyn Jones and Company are delighted to present this **substantial Victorian semi-detached residence**, a distinguished character home that has been owned and carefully maintained by the same family for over twenty years and is now offered to the market with **no onward chain**.

Providing approximately **2,382 sq ft (221.3 sq m)** of accommodation arranged across three floors, the property offers a rare combination of **period elegance, generous proportions and versatile living space**, making it ideally suited to modern family life.

The home retains a wealth of original Victorian features, including **high ornate ceilings, marble fireplaces, sash windows and decorative picture rails**, all contributing to the property's architectural character and sense of timeless charm.

The ground floor provides **three well-proportioned reception rooms**, offering flexibility for formal entertaining, family living and dining. Large sash windows allow natural light to fill the rooms while original fireplaces create attractive focal points. To the rear of the property is a **fitted kitchen/breakfast room**, thoughtfully arranged for modern family life and providing space for everyday dining.

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Beach Road enjoys a **highly sought-after coastal position in Littlehampton**, directly overlooking Caffyns Field and located approximately **300 metres from the seafront and River Arun**, providing easy access to coastal walks, waterside leisure activities and marina facilities.

Littlehampton town centre is within comfortable reach and offers a variety of shops, cafés, restaurants and leisure amenities, together with a selection of well-regarded schools in the surrounding area. For commuters, **Littlehampton mainline railway station provides regular services to London, Brighton and other coastal destinations**, while the A259 and A27 provide convenient connections along the south coast and to the wider motorway network.



Arranged across the upper floors are **five/six bedrooms**, offering excellent flexibility for growing families, guest accommodation or home working. Bedroom six is currently used as a study and benefits from existing plumbing, providing potential for conversion into an en-suite bathroom subject to the necessary consents.

Externally the property benefits from a **block-paved driveway providing off-road parking for several vehicles together with an EV charging point**. The rear garden is mainly laid to lawn with established borders, creating an attractive and private outdoor space for relaxation and outdoor entertaining. A **separate patio garden area** provides additional seating space, while a garden shed offers useful storage.

