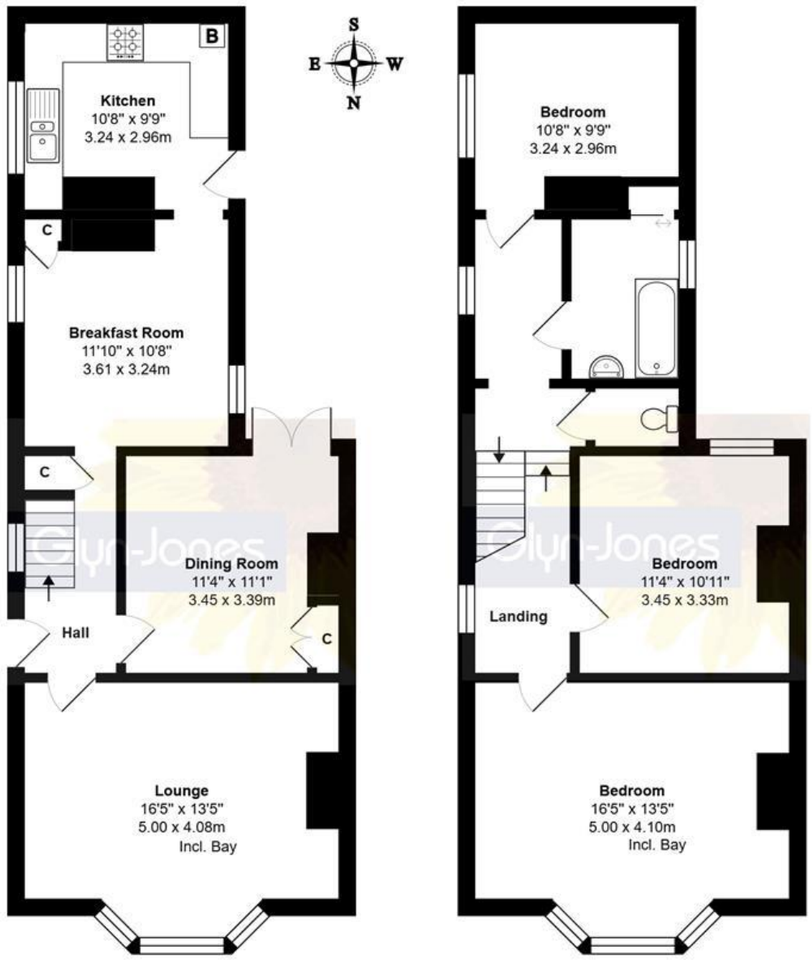

Total Area: 1265 ft² ... 117.5 m²

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.
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Glyn-Jones

Littlehampton Office
01903 739000
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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.

30 New Road, Littlehampton, West Sussex BN17 5AX
£289,000 – Freehold

Glyn-Jones

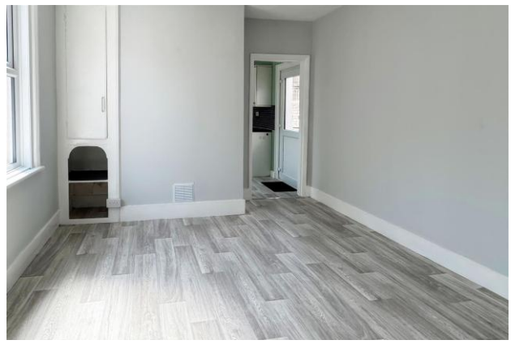
Glyn-Jones & Company are delighted to present this substantial Victorian end-of-terrace home, offering spacious and versatile accommodation arranged over two floors. Recently refurbished throughout, the property benefits from newly installed double glazing, enhancing its energy efficiency while providing a home that is ready for immediate occupation.

The accommodation comprises three well-proportioned bedrooms and three generous reception rooms, offering exceptional flexibility for family living, home working or entertaining. The fitted kitchen is situated to the rear of the property, while the bathroom is complemented by a separate WC for added convenience. The recent refurbishment programme includes complete redecoration throughout, together with newly fitted carpets and vinyl flooring, creating a fresh, modern interior. Further benefits include gas-fired central heating and newly installed double-glazed windows.

Externally, the property features a low-maintenance, south-facing courtyard garden, which also provides the valuable advantage of off-road parking.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

30 New Road, Littlehampton, West Sussex BN17 5AX
£289,000 Freehold



New Road is situated in the heart of Littlehampton town centre, which boasts a range of shops, banks, supermarkets and eateries as well as Littlehampton train station, providing links to Brighton, Portsmouth and London Victoria.

The property is within a few hundred metres of Littlehampton's seafront and Greensward. Littlehampton seafront is home to the famous East Beach Café and Windmill Centre, which offers the latest blockbusters, as well as a variety of talented amateur dramatics and dance groups from the local area.

Tenure: Freehold

Energy Efficiency Rating: D

Council Tax Band: D

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