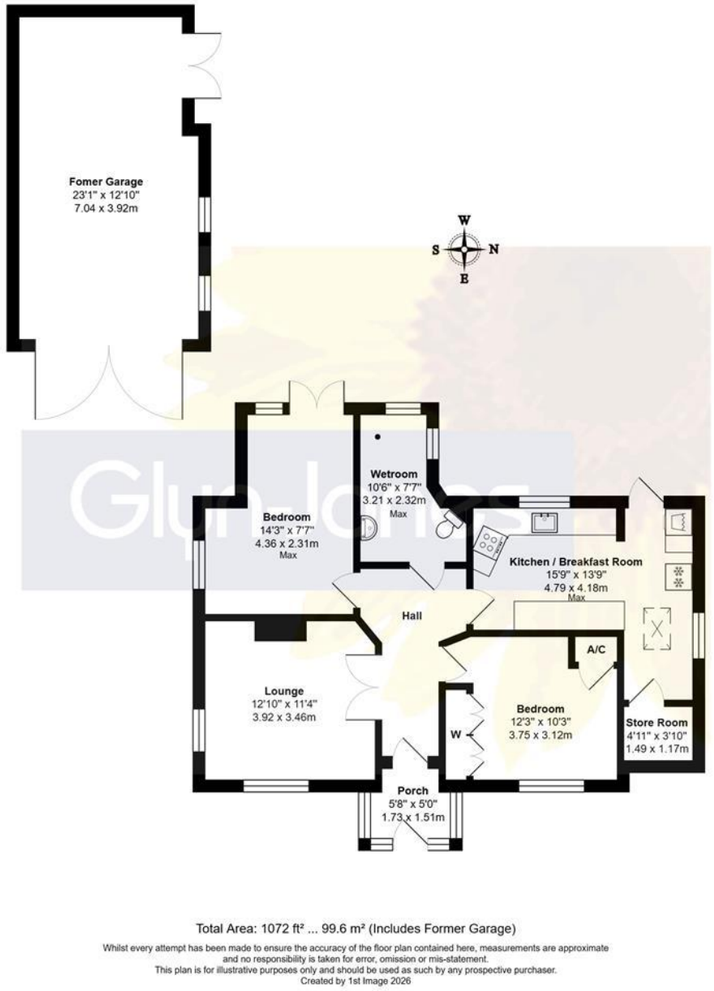



# 27 Kent Road, Littlehampton, West Sussex BN17 6LQ

£310,000 – Freehold



**Council Tax Band** – C **Energy Efficiency Rating** – TBC

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 advise and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

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At an Average rating of 4.9/5

**Glyn-Jones and Company are delighted to offer for sale this attractive, extended, double-fronted detached bungalow.**

The property briefly comprises an entrance porch leading into a hallway, a dual aspect living room featuring a log burner, and a fitted kitchen/breakfast room with a range of wooden base and eye-level units, work surfaces and a door leading to a useful storage room. There are two double bedrooms and a recently fitted wet room.

Further benefits include double glazing, gas fired central heating and a generous loft space offering potential for conversion, subject to the necessary planning and building regulation approvals.

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At an Average rating of 4.9/5

Littlehampton Office
4 Surrey Street, BN17 5BG
01903 739000
littlehampton@glyn-jones.com

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Externally, the property enjoys a particularly appealing westerly facing rear garden, which is mainly laid to lawn and complemented by a variety of mature trees. There is also access to a former garage, which has been converted into a workshop and would benefit from some repair.

To the front, the garden has been designed for ease of maintenance and is complemented by a private driveway providing off road parking.

Kent Road is within walking distance of Littlehampton town centre and the mainline railway station, offering direct access to London Victoria and London Bridge for convenient transport links.

Surrounded by a plethora of leisure opportunities, residents can enjoy horse racing at Goodwood and Fontwell Park, car racing at the renowned Goodwood Motor Circuit, and polo matches at Cowdray Park. The stunning beaches at the Witterings are perfect for a day of relaxation, while sailing enthusiasts can take advantage of the nearby clubs along the coast or the harbours and marinas at Chichester and Littlehampton.







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