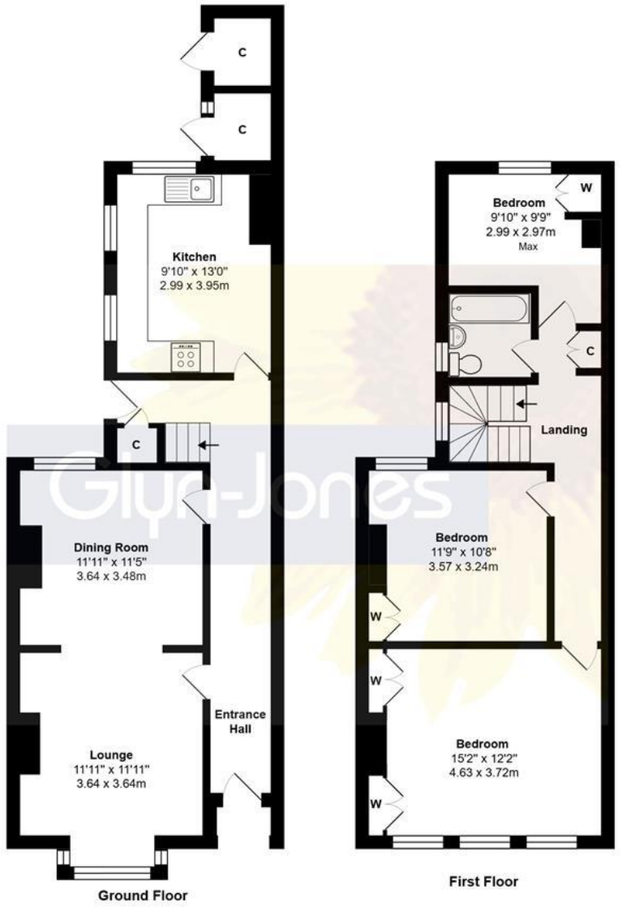


Total Area: 1191 ft² ... 110.7 m²

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 Jtm 2021

Tenure – Freehold
Council Tax Band – B
Energy Efficiency Rating – C

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

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.

Littlehampton Office
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81 Queen Street, Littlehampton, West Sussex BN17 6EL
£315,000 – Freehold



Glyn-Jones and Company are delighted to offer this attractive Victorian terraced house, which is well presented and maintained throughout and offers a wealth of character features combined with a number of modern improvements.

The accommodation briefly comprises an entrance hall, a spacious open plan lounge/diner, featuring an attractive bay window and a feature open working fireplace, creating a welcoming and characterful living space. The modern fitted kitchen offers a good range of base and eye level units, worktop space, an integral oven and hob. To the first floor, a split-level landing provides access to three bedrooms, all benefiting from built-in storage, together with a modern family bathroom fitted with a shower over the bath and Aqua boarding. The property benefits from double glazing and gas fired central heating, with a Worcester combi boiler. Further significant improvements include replastering, replumbing and rewiring. Further character features include exposed floorboards which have been professionally sanded, radiator covers to the ground floor and attractive feature door architraves. A particularly appealing feature is the large loft space, which offers excellent potential for conversion, subject to the necessary planning permissions and building regulations.

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Externally, the delightful rear garden provides an attractive and well maintained outdoor space, comprising a paved patio area, artificial lawn and a further seating area to the rear. There are two useful brick built storage cupboards, raised flower beds and a variety of mature shrubs and bushes. The garden is fully enclosed and benefits from an access gate.

To the front, there is a small enclosed garden bordered by a dwarf level brick wall.

Queen Street is in the heart of Littlehampton. The property enjoys a convenient and well connected location close to the town centre and a range of everyday amenities. Local shops, cafés, restaurants and essential services are all within easy reach, while Littlehampton's seafront, beach and picturesque River Arun provide excellent opportunities for leisure and recreation.

The area benefits from good transport links, with Littlehampton railway station offering services towards surrounding towns and cities. The nearby A259 also provides convenient road connections along the Sussex coast and to the wider road network.





