

Total Area: 1495 ft² ... 138.9 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 1st Image 2026





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
01903 739000
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47 East Street, Littlehampton, West Sussex BN17 6AU
£425,000 Freehold



We are delighted to present to the market this rarely available, flint-fronted house, offering substantial and versatile accommodation throughout.

The property benefits from three well-proportioned reception rooms, four double bedrooms, a modern kitchen and a conservatory, providing an abundance of space for comfortable family living and entertaining.

The accommodation is further complemented by a substantial rear and side extension, which incorporates a spacious reception room and wet room. This versatile addition offers excellent potential to be utilised as a self-contained annexe, subject to any necessary consents, or alternatively incorporated into the main residence to create additional living, working or leisure space.

Externally, the property boasts a beautiful, wall-enclosed rear garden extending to approximately 175ft in length. This impressive garden provides a wonderful degree of privacy and offers a wealth of space for outdoor entertaining, relaxation and family enjoyment.

Combining attractive period character with generous and adaptable accommodation, this is a truly special home offering considerable versatility and excellent potential for a variety of lifestyles.

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

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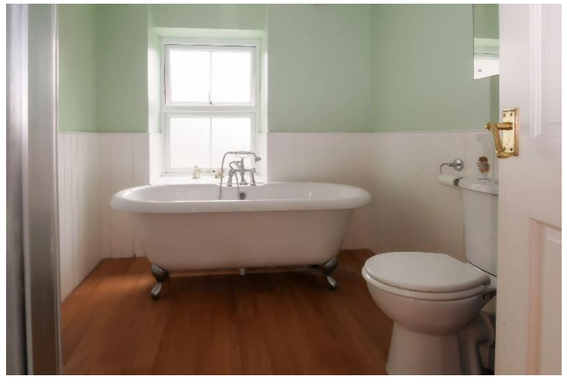
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Situated in a well-established residential area of Littlehampton, East Ham Road offers a convenient setting with a good balance of everyday amenities, transport links and leisure opportunities close at hand.

The property is within easy reach of Littlehampton town centre, where a wide selection of shops, cafés, restaurants and essential services can be found. The town is also renowned for its attractive seafront, sandy beach and riverside setting, providing excellent opportunities for coastal walks and outdoor recreation.







Energy Performance Rating: **TBC** Council Tax Band: **D**

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