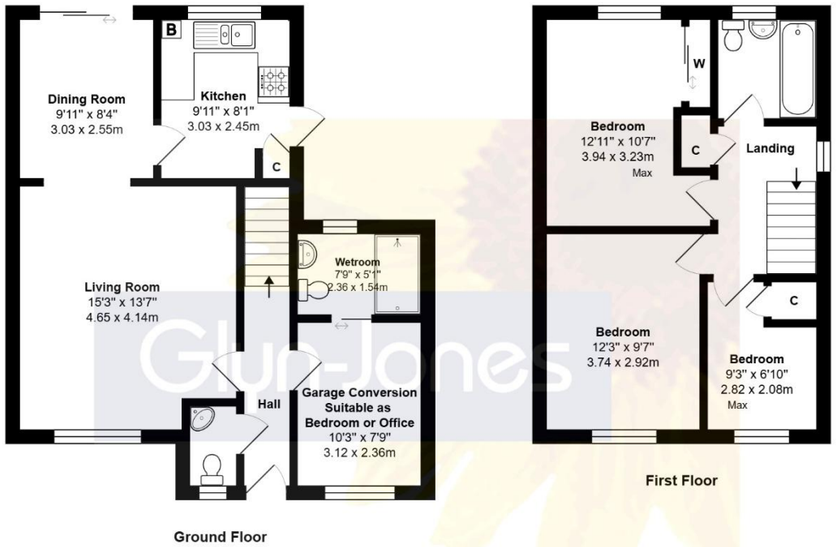


Total Area: 1024 ft² ... 95.2 m²

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

Energy Efficient Rating: C

Council Tax Band: D

We recommend you have this verified by your legal representative at your earliest convenience.

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.

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At an Average rating of 4.9/5

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Glyn-Jones

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

9 Granary Way, Littlehampton, West Sussex BN17 7QY
OIEO £345,000 Freehold

Glyn-Jones



Deceptively Spacious Four Bedroom Home | NO ONWARD CHAIN | Flexible + Versatile Accommodation - Garage Conversion To Bedroom With En-Suite Shower Room | Driveway Providing Off Road Parking | Good Size Rear Garden | Ideally Situated - Quiet Close In Littlehampton | Welcoming Entrance Hall | Spacious Living Room + Adjoining Dining Room With Sliding Patio Doors To Garden | Fitted Kitchen With Access To Garden | Ground Floor Cloakroom | Three First Floor Bedrooms - Two Double Rooms, One Of Which With Built-In Wardrobes + One Single Room With Storage Cupboard | Family Bathroom | Landscaped Rear Garden With Gate To Front | Owned Solar Panels | Close To Amenities - Shops, Schools, Transport Links etc | Viewing Advised

Glyn-Jones & Company are pleased to present to the market this deceptively spacious four-bedroom home, offering flexible and versatile accommodation arranged over two floors. The useful garage conversion, suitable for use as a fourth bedroom or home office, is a beneficial addition to the property, along with off road parking and a well-proportioned rear garden. Offered CHAIN FREE, this ideal family home is pleasantly situated in the corner of a small close within a popular residential area in Littlehampton.

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

Glyn-Jones

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www.glyn-jones.com

9 Granary Way, Littlehampton, West Sussex BN17 7QY

OIEO £345,000







Externally, the property enjoys a generous frontage with a paved driveway providing off-road parking, together with established planting and shrubbery. The rear garden is of a very good size and is predominantly laid to lawn with patio areas ideal for seating or storage. A side gate connects to the front of the property. There are also owned solar panels adding to the energy efficiency of the proeprty.

This CHAIN FREE home is situated within the popular West Sussex coastal town of Littlehampton. The town offers a wide range of shops, supermarkets, cafés, restaurants, schools and everyday amenities, together with excellent leisure facilities and the seafront, beach and River Arun. Littlehampton railway station provides rail connections towards Worthing, Brighton and London, while the surrounding road network, including plenty of bus routes, gives access to nearby towns and the wider Sussex area. This makes the property an appealing choice for a multitude of buyers looking to enjoy the benefits of coastal living.

The ground floor provides a welcoming entrance hall leading through to the spacious living room which offers an excellent everyday family space. The separate dining room provides an ideal setting for entertaining and family meals whilst providing access to the garden via sliding patio doors. The fitted kitchen is positioned to the rear of the property with a lovely outlook over the garden. The kitchen is well equipped with a range of wall and base units along with plenty of work surfaces, as well as a large storage cupboard for further appliance or pantry space. There is also a patio door leading to the garden. The garage has been converted into a fourth bedroom with en-suite wet room which offers families a great deal of versatility for ground floor living. The space provides a multitude of uses, including as a bedroom or home office. A convenient ground floor cloakroom completes this level.

To the first floor are three bedrooms, with two comfortable double bedrooms, one of which with built in wardrobes, and a further third bedroom with storage cupboard. A family bathroom with bath and up-and-over shower serve these bedrooms.







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