



Total Area: 2787 ft² ... 258.9 m² (Includes Garage, Excludes Balcony & Eaves)
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 2025

10 East Ham Road, Littlehampton, West Sussex BN17 7AN £625,000 - Freehold



Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this imposing, substantial detached link Victorian villa dating back circa 1905.

Tenure – Freehold

Council Tax Band – D

Energy Efficiency Rating – F

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

WITH OVER...

At an Average rating of **4.9/5** ★★★★★

Littlehampton Office
01903 739000
www.glyn-jones.com

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.



The property offers spacious accommodation arranged over four floors, with the ground floor comprising of; an entrance porch leading into a hallway, a living room with bay window and door to a glass house, a separate dining room with bay window, a kitchen/breakfast room with doors leading to a raised veranda overlooking the rear garden. The hallway also leads to a covered area with access to a high level flush w.c (replaced December 2025) and storage cupboard. To the upper floors there is a split-level landing, six bedrooms, a family bathroom (refitted December 2025) and an additional shower room (replaced shower December 2025). A further attribute to the property is, three usable basement rooms which are currently being used as a games room with double doors to the garden, a utility room and a 'cinema' style room.

In our opinion, the property is presented in very good clean decorative order throughout, following many home improvements by the current vendor, yet still offering a wealth of original period features including, sash cord windows, stained glass windows, working fireplaces, exposed floorboards and gas fired central heating.

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East Ham Road is a popular residential area of Littlehampton within 0.5 miles from the town centre, where Littlehampton train station and bus links can be found.

The ever popular River Arun can also be found within half a mile boasting delightful bankside walks, as well as the footbridge which takes you towards West Beach. The local shopping parade is within 0.5 miles where local the supermarket and post office can be found.



Outside there is a good-sized rear garden which is mainly laid to lawn. There are raised flower beds to the sides and rear and a patio area adjacent to the property. To the front there is a further enclosed garden with a driveway to the side providing off road parking which leads up to an attached tandem length garage (the garage is currently divided by a stud wall to provide an insulated gym area and can easily be reverted back if desired). The garage also has access into the rear garden.

Internal viewing is strongly advised.

