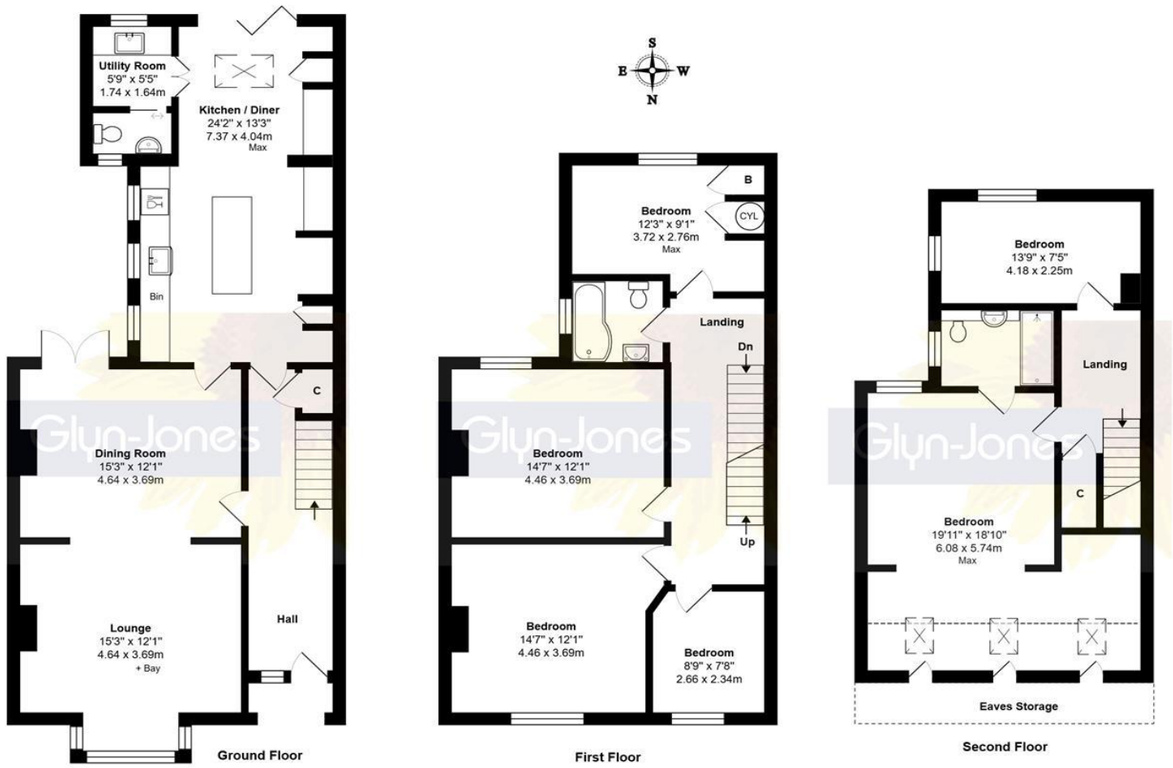


Total Area: 2201 ft² ... 204.4 m² (Excludes Eaves Storage)

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

Council Tax Band – C

Energy Efficiency Rating –

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



11 Clun Road, Littlehampton, West Sussex BN17 7DX

£450,000 – Freehold



Glyn-Jones and Company are delighted to offer for sale this rare opportunity to acquire an extended and attractive six bedroom bay-fronted house, offering generous and versatile accommodation arranged over three floors. The property has been meticulously modernised throughout to a high standard, combining attractive period features with contemporary styling and practical family living. Further benefits include a south facing rear garden, off road parking and no forward chain.

The accommodation commences with a spacious entrance hall featuring attractive period style tiled flooring, leading to an open plan lounge/diner, with both reception areas boasting feature working fireplaces. To the rear of the property is an impressive extended Heritage-style Shaker kitchen, fitted with an extensive range of base and eye level units, wood block work surfaces and a matching central island. Attractive tiled flooring and bi-fold doors opening onto the rear garden complete this stylish and sociable space. A separate utility room and cloakroom provide additional convenience. The first floor landing provides access to four good sized bedrooms and a family bathroom, fitted with a P-shaped bath, shower over, wash basin and WC. Stairs rise to the second floor landing, which benefits from a large built-in storage cupboard and leads to two further bedrooms. The dual aspect principal bedroom is particularly impressive, featuring a dedicated dressing area and an en-suite shower room. Velux windows fitted with blackout blinds enjoy views towards the South Downs, while three separate access points provide useful eaves storage.



Littlehampton Office
4 Surrey Street, BN17 5BG
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£450,000 – Freehold







The property is presented in very good, clean decorative order and has been comprehensively updated, including replastered walls throughout, a complete rewire and replumbing, a modern unvented hot water cylinder with fitted pump, gas fired central heating with vertical radiators throughout, and double glazing complemented by fitted wooden shutters.

Externally, the property enjoys a low maintenance, south facing rear garden, thoughtfully arranged to provide several distinct areas. A decked terrace immediately adjoining the property offers ample space for garden furniture and leads onto an area of artificial lawn. There is also a further secluded decked area to the side of the property, providing an additional private outdoor seating space. This area can be accessed directly from the garden or via double doors from the dining area. The rear garden further benefits from an external power supply and water tap. Beyond the artificial lawn, a hardscaped area provides valuable off road parking, accessed via double gates, together with additional space suitable for a garden shed.

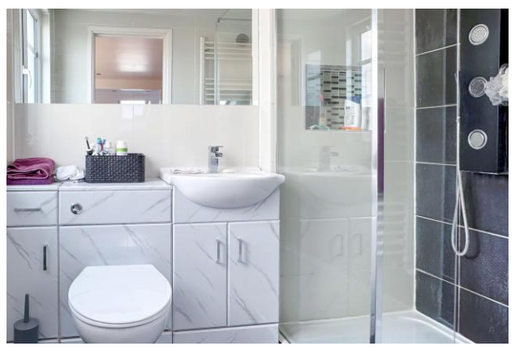
The front garden is also designed for ease of maintenance, being predominantly laid to paving with a central area of artificial lawn. A quarry tiled pathway leads to the storm porch and covered front entrance.

Offered for sale with no forward chain, this attractive and substantially extended home provides spacious accommodation across three floors, an impressive modern kitchen, versatile outdoor entertaining areas, a south facing garden and off road parking.

An internal inspection is highly recommended to fully appreciate the quality, space and versatility of the accommodation on offer.







WITH OVER...
750
COMPANY REVIEWS NOW RECEIVED
At an Average rating of 4.9/5

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