



Total Area: 1422 ft² ... 132.1 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 Jlm 2025

Council Tax Band - D
Energy Efficiency Rating – C

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

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.

Glyn-Jones

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40 Pier Road, Littlehampton,
West Sussex BN17 5LW
£425,000 - Freehold



Glyn-Jones and Company are delighted to offer for sale this imposing Victorian terrace house which offers spacious and versatile accommodation over four floors and boasts river Arun views.

The property offers four/five bedrooms, one/two reception rooms, a newly fitted kitchen (2025), with a separate utility/wc, a sun room, two modern shower rooms as well as an en-suite shower room to the master bedroom. In our opinion the property is presented in good clean decorative order throughout following extensive modernisation throughout including newly laid carpets and decorating. Further attributes include gas fired central heating and double glazing.

Externally there is a good sized rear garden which is partially laid to lawn and the remainder laid to patio. The garden is fully enclosed and has an access gate leading to off road parking for numerous vehicles (accessed via Clifton Road). NO FORWARD CHAIN.

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Pier Road is a popular, central, residential location with restaurants, cafes and ice cream parlours. It is situated overlooking the River Arun and provides access from the town centre and mainline railway station direct to the beach, the seafront green spaces, promenade and river mouth.

Direct trains to London Victoria (add fast train timing) via Clapham Junction, East Croydon and Gatwick Airport, as well as easy connections to Brighton, Hove and Portsmouth.

Harbour Park with amusements and fairground rides is close by, as is the river ferry operating between the east and west banks during the summer months. On the west bank there are protected sand dunes and an excellent 18 hole links golf course. To the east is the extensive modern leisure centre (opened in 2019), East Beach's award-winning café (designed by Thomas Heatherwick), with tennis courts and crazy golf at Norfolk Gardens.

Littlehampton has been a seaside resort, dating back to Edwardian times, and lies on the English Channel on the eastern bank of the mouth of the River Arun. It is approx. 50 miles south south-west of London, 19 miles west of Brighton and 10 miles east of the county town of Chichester.

