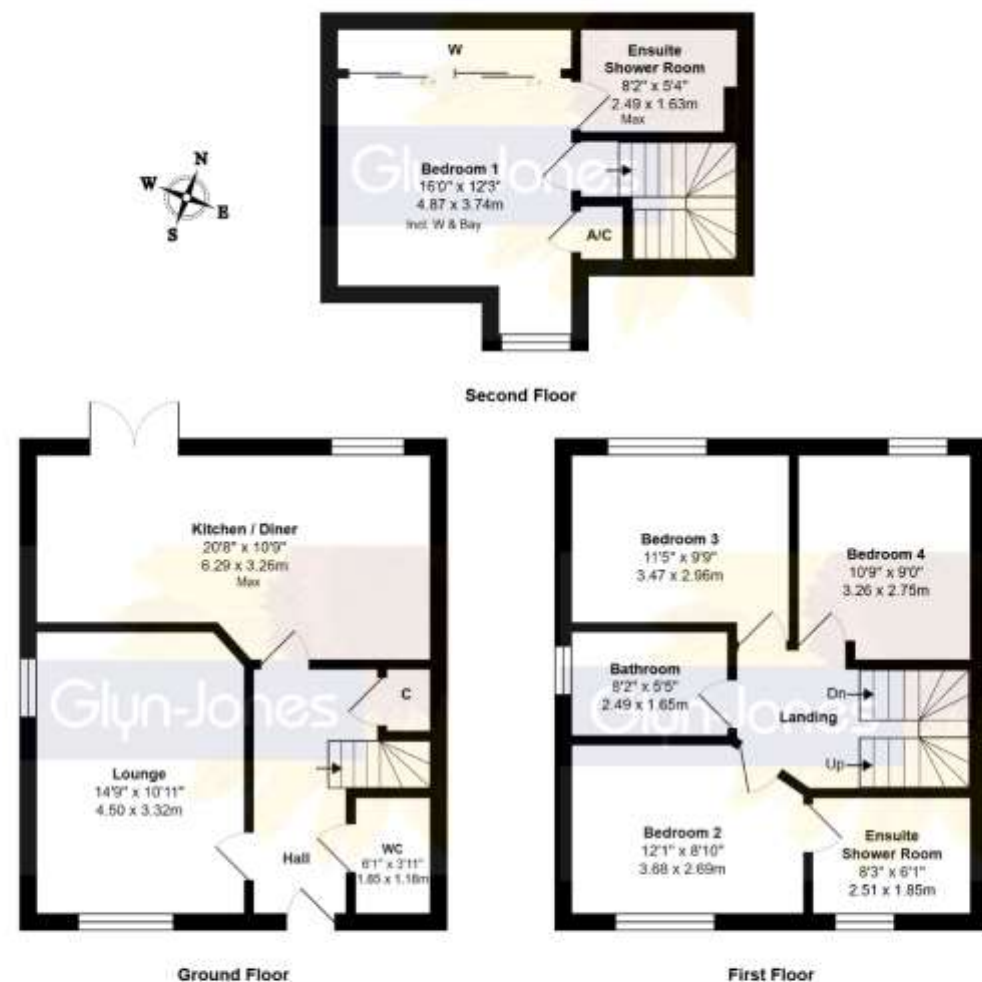


**25 Olliver Acre, Elysian Fields,  
Littlehampton, BN17 6FD  
£450,000 (Freehold)**



Total Area: 1279 ft<sup>2</sup> ... 118.8 m<sup>2</sup>

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



**Occupying a generous corner plot is this modern style detached house, which we are now offering for sale with the appealing benefit of NO ONWARD CHAIN.**

Boasting bright and well-appointed accommodation arranged over three floors, including the notable feature of four double bedrooms, this spacious family home is not to be missed.

Alongside those sizeable bedrooms, the interior comprises a dual aspect lounge; stylish refitted kitchen/dining room; a separate bathroom, plus two en suite shower rooms; and a ground floor cloakroom. Added internal qualities include gas central heating and uPVC double glazing,

Outside, there is a well-enclosed rear garden of low-maintenance design, with two secure side gates, as well as access into the rear section of the garage, which is now used as a dog run/store. Extensive off-road parking can be found adjacent to the house and in front of the garage, the front section of which provides some useful additional storage.

**Council Tax Band: E**  
**Energy Efficiency Rating: C**  
**Tenure: Freehold**  
**Estate Fee: approx. £170.00 per annum**

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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



Rustington Office  
 01903 770095  
 rustington@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.

WITH OVER... **500** COMPANY REVIEWS

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



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 www.glyn-jones.com

# 25 Olliver Acre, Elysian Fields, Littlehampton, BN17 6FD

£450,000 (Freehold)




The property is situated within the popular Elysian Fields development, approximately 1.5-miles distance from Littlehampton town centre and seafront.

The location enables convenient access to the Littlehampton Academy, as well as several primary schools, grocery stores, and the A259, the latter of which provides a link to the neighbouring towns of Worthing and Bognor Regis.

Littlehampton is centrally situated on the south coast and boasts a picturesque seafront and riverside, along with numerous leisure amenities and eateries, plus a busy shopping precinct and mainline railway station.



 *...Boasting bright and well-appointed accommodation arranged over three floors, including the notable feature of four double bedrooms, this spacious family home is not to be missed...*



WITH OVER... **500** COMPANY REVIEWS

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



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