



64 St. Marys Close, Littlehampton - BN17 5QQ

£565,000 | Freehold

Prestigious private road location on St Mary's Close • Exceptional 1930s character home with generous proportions and high ceilings • Flexible and spacious layout ideal for modern family living • Elegant living room with internal bifolding glass and oak doors to dining room • Stunning open plan kitchen and breakfast room forming the heart of the home • Four excellent size bedrooms including principal with private balcony • Perfect for multi generational living and long term family use • Large plot with rear garden and ample off road parking for multiple vehicles plus garage with electric door.



Positioned on one of the area's most highly regarded private roads, St Mary's Close, this exceptional 1930s family home offers a superb blend of timeless character and expansive, flexible living space, perfectly suited to modern family life. Boasting many of the era's most desirable features, including generous room proportions and impressive ceiling heights, the home creates an immediate sense of space and elegance.

The principal living room is both stylish and welcoming, with internal bifolding glass and oak doors opening into a separate dining room, creating a seamless flow for entertaining and everyday living. At the heart of the home is a stunning open plan kitchen and breakfast room, providing a vibrant and sociable hub, further complemented by a practical utility room with internal access to the garage that has an electric external door.

Upstairs, four superbly sized bedrooms offer excellent versatility, making this an ideal home for multi generational living or growing families seeking a long term residence. The principal bedroom enjoys a charming balcony overlooking the garden, offering a peaceful retreat. A contemporary shower room serves the first floor, with a well appointed bathroom conveniently located on the ground floor. Set on a generous plot, the property also benefits from a delightful rear garden and ample off road parking for multiple vehicles. This is a rare opportunity to secure a truly special home in a prime and private setting, and early viewing is highly recommended.

Perfectly positioned, the home is within easy reach of Rustington Village, Littlehampton High Street, the riverfront and the beach. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

Council Tax band: E | Tenure: Freehold

EPC Energy Efficiency Rating: C | EPC Environmental Impact Rating:





Kitchen/Breakfast Room
18' 3" x 10' 0" (5.56m x 3.05m)

Living Room
17' 6" x 13' 10" (5.33m x 4.22m)

Dining Room
13' 7" x 11' 9" (4.14m x 3.58m)

Bedroom 1
14' 10" x 11' 9" (4.52m x 3.58m)

Bedroom 2
16' 11" x 9' 10" (5.16m x 3.00m)

Bedroom 3
10' 9" x 9' 9" (3.28m x 2.97m)

Bedroom 4
13' 8" x 10' 6" (4.17m x 3.20m)

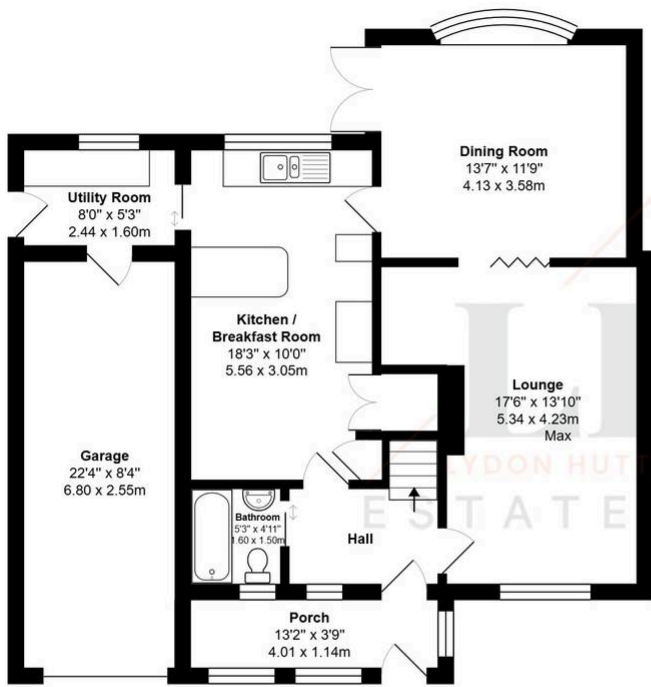
Shower Room

Bathroom

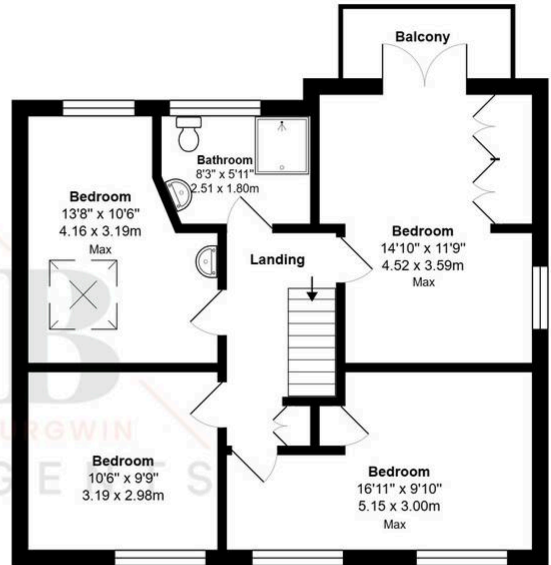
Utility Room







Ground Floor



First Floor

Total Area: 1683 ft² ... 156.3 m² (Includes Garage, Excludes Balcony)

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.
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