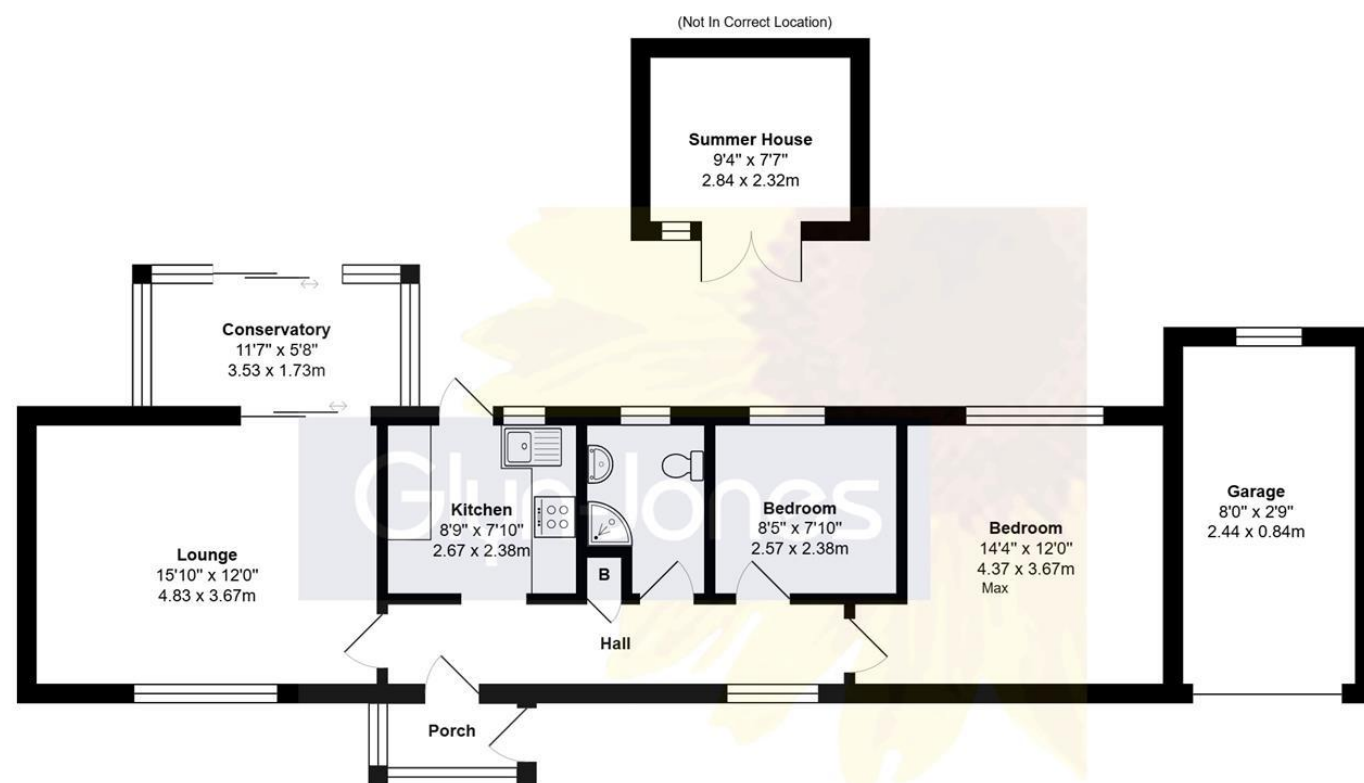




Total Area: 845 ft² ... 78.5 m² (Includes Garage, Excludes Summer House & Porch)

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

Tenure – Freehold
Council Tax Band – D
Energy Efficiency Rating – D

You are advised to have this confirmed by your legal representative at your earliest opportunity.



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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

2a Courtwick Road, Littlehampton, West Sussex BN17 7NE Offers Over £325,000 – Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this well presented detached bungalow, ideally positioned within a sought after residential location.

The accommodation is well planned and comprises an entrance porch leading into an entrance hall with doors to all principal rooms. The bright and spacious dual aspect lounge features sliding patio doors opening into the conservatory overlooking the garden. The modern fitted kitchen is equipped with a range of contemporary units, an integral oven and hob, and provides direct access to the rear garden. There are two bedrooms, both served by a modern shower room.

Further benefits include double glazing, gas fired central heating via a combination boiler, and a large loft space offering an excellent storage space or conversion potential (stp).

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

2a Courtwick Road, Littlehampton, West Sussex BN17 7NE

Offers Over £325,000 – Freehold



Courtwick Road is conveniently located in the popular Wick area of Littlehampton, close to a range of local shops, supermarkets, schools and everyday amenities. Littlehampton town centre, seafront and River Arun are also within easy reach.

The area benefits from good transport links, with regular bus services nearby and Littlehampton railway station providing connections to Brighton, London, Portsmouth and surrounding areas. The road network also offers easy access to Arundel, Worthing and the wider West Sussex area.



Outside, the property boasts a low maintenance rear garden, fully enclosed by fencing with a gated side access. A particular feature is the fully insulated summer house, making it an ideal home office, hobby room or garden retreat. There are also two useful storage sheds. To the front, a further enclosed garden provides an additional private seating area, predominantly laid to lawn with an attractive flower border.

A driveway to the side provides off road parking for numerous vehicles and leads to an attached garage with power, lighting and an electric roller door. Beyond the garage is a further area laid with decorative stones, offering a practical and low maintenance space.

