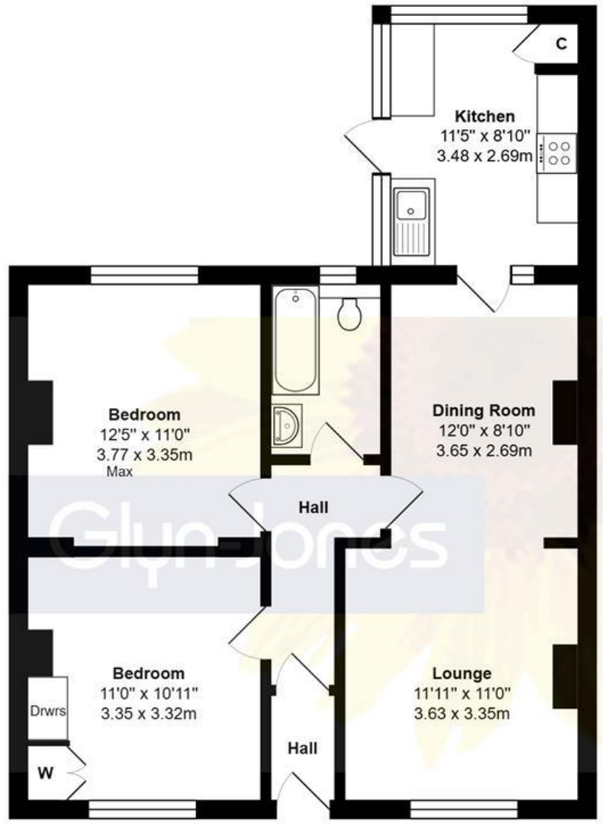


Total Area: 744 ft² ... 69.1 m²

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 – B **Energy Efficiency Rating** – E

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 advice and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.



33 Grove Crescent, Littlehampton, West Sussex BN17 6AD

£285,000 – Freehold



Beautifully Presented Two Bedroom Bungalow | Well Proportioned Accommodation | Generously Sized Rear Garden | Recently Re-Decorated + Updated | Entrance Hall | Living Room | Dining Room | Modern Fitted Kitchen | Two Double Bedrooms | Family Bathroom | Gas Fired Central Heating | Double Glazing | Close To Amenities | Popular Residential Location | Viewing Highly Advised

Glyn-Jones & Company are pleased to present to the market this charming two bedroom home offering well proportioned accommodation and a generous rear garden situated close to local amenities.



Littlehampton Office
4 Surrey Street, BN17 5BG
01903 739000
littlehampton@glyn-jones.com

33 Grove Crescent, Littlehampton, West Sussex BN17 6AD







Outside, the property enjoys a particularly attractive rear garden which is mainly laid to lawn and complemented by mature shrubs, trees and planted borders. The garden offers a peaceful setting with plenty of space for outdoor dining, gardening or simply relaxing during the warmer months.

The property offers day-to-day convenience being situated close to transport links (bus stops within easy reach along with Littlehampton railway station) and amenities such as shops, schools and leisure activities. Littlehampton is a seaside town known for its sandy beaches and family-friendly promenade whilst also within easy reach of nearby towns including Arundel and Worthing.

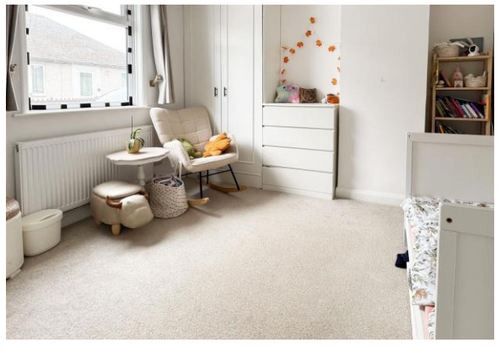
This well-presented home combines comfortable living accommodation with excellent outdoor space and the reassurance of substantial recent upgrades, making it an excellent opportunity for those seeking a home with character, practicality and scope to enjoy for years to come. Viewing is highly advised to appreciate everything this property has to offer.

The property has been significantly improved by the current owners having been re-wired, re-plumbed and redecorated throughout within the last four years, providing buyers with a home that is ready to move straight into. The accommodation is entered via a central hallway which provides access to the principal rooms. To the front of the home is a bright and welcoming lounge, featuring a large window allowing for plenty of natural light. Adjacent to the lounge is a dining room which leads through to the modern fitted kitchen with plenty of storage and worktop space. A patio door leads out to the rear garden.

There are two generously sized double bedrooms, both beautifully decorated. The accommodation is completed by a family bathroom with bath and up-and-over shower.

Further benefits include a gas-fired boiler located in the loft, which is partially boarded and fitted with power, providing useful additional storage space.







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At an Average rating of 4.9/5

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