



**1, York Road, Littlehampton  
West Sussex BN17 6EN  
£300,000 Freehold**



Total Approx. Floor Area 1257 ft<sup>2</sup> ... 116.7 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 any errors, omissions or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025



WITH OVER...

**500** COMPANY REVIEWS NOW RECEIVED

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.



Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



An opportunity to acquire a beautifully presented Victorian residence, thoughtfully modernised while retaining its original character. Situated in a sought-after West Sussex location, this three-bedroom end-of-terrace property offers generous living space, a landscaped south-facing garden, and a wealth of desirable features – ideal for families seeking both comfort and convenience.

Upon entering, you are welcomed by a spacious and light-filled lounge, enhanced by high ceilings, a large bay window, and a feature fireplace. The contemporary kitchen is well-appointed and leads into a functional utility area, with a modern ground floor bathroom.

Upstairs, the property comprises three well-proportioned bedrooms and a separate WC. A unique spiral staircase from the landing provides access to a versatile loft room.

Externally, the property boasts a low-maintenance, south-facing rear garden – perfectly designed for entertaining – complete with a bespoke outdoor bar and a detached garage for secure off-street parking or additional storage.

Additional benefits include gas central heating, double-glazed windows throughout, and professionally landscaped outdoor spaces for ease of maintenance.

This attractive home is ideally located close to a range of local amenities, reputable schools, green spaces, and excellent transport links, making it a superb choice for families and professionals alike.

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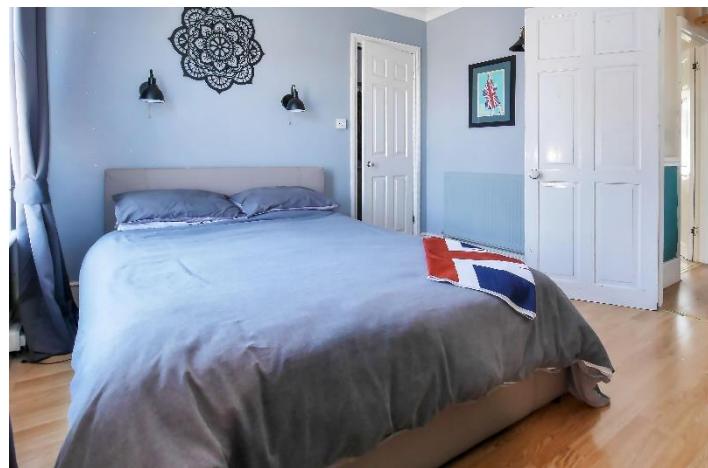
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Littlehampton is a charming seaside town located on the southern coast of England, in the county of West Sussex. It lies on the eastern bank of the River Arun, where it meets the English Channel. Known for its beautiful beaches, the town attracts both tourists and locals seeking a relaxing coastal retreat.



**Council Tax Band – C  
Energy Efficiency – D (62)  
Tenure: Freehold**

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