



63 Timberleys, Littlehampton, BN17 6QA

£270,000

- Chain Free
- Garage in Compound to Rear of Property
- 16'4 x 12'8 Bay Fronted Lounge
- Bay Fronted End of Terrace House in Popular Residential Location
- In Need of Updating Throughout Giving Buyer Opportunity to Put Own Stamp on Property
- 10'01 x 8'2 Dining Area Over Looking Rear Garden
- Three Bedrooms
- Westerly Facing Private Rear Garden

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Located in a popular residential location, this bay-fronted end of terrace home offers an exciting opportunity for buyers looking to modernise and create a home tailored to their own taste. Filled with potential and offering generous room sizes, this three-bedroom property is ideal for families, first-time buyers or investors alike.

The spacious accommodation includes a 16'4 x 12'8 bay-fronted lounge, along with a 10'01 x 8'2 dining area, which provides lovely views over the garden—perfect for family meals or entertaining. A separate 10'7 x 7'3 kitchen rounds off the ground floor accommodation.

Upstairs, the property benefits from three well-proportioned bedrooms, offering flexibility for sleeping space, home office, or guest accommodation and a shower room with a separate w/c.

Externally, the home enjoys a westerly facing private rear garden, ideal for enjoying afternoon and evening sun. A garage located in an adjacent compound adds valuable storage.

Requiring updating throughout, this property presents a fantastic chance for a new owner to add value and make it truly their own. Early viewing is highly recommended.



Council Tax Band: C

Tenure: Freehold



LOUNGE

16'4 x 12'8

DINING AREA

10'01 x 8'2

KITCHEN

10'7 x 7'3

BEDROOM ONE

15'2 x 8'9

BEDROOM TWO

11'5 x 7'5

BEDROOM THREE

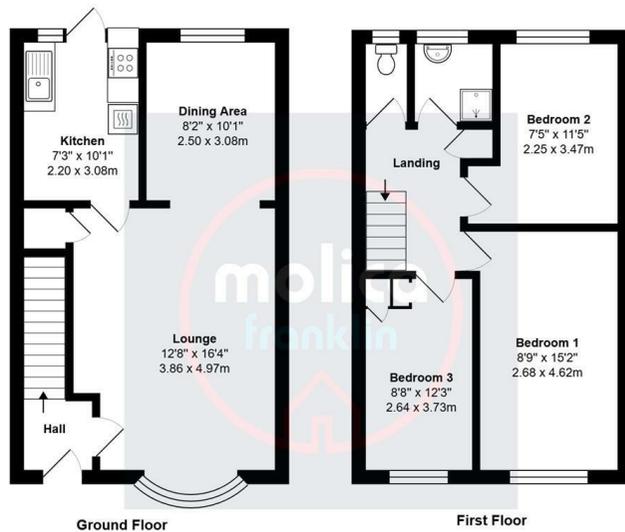
12'3 8'8 max

SHOWER ROOM

6'3 x 5'1

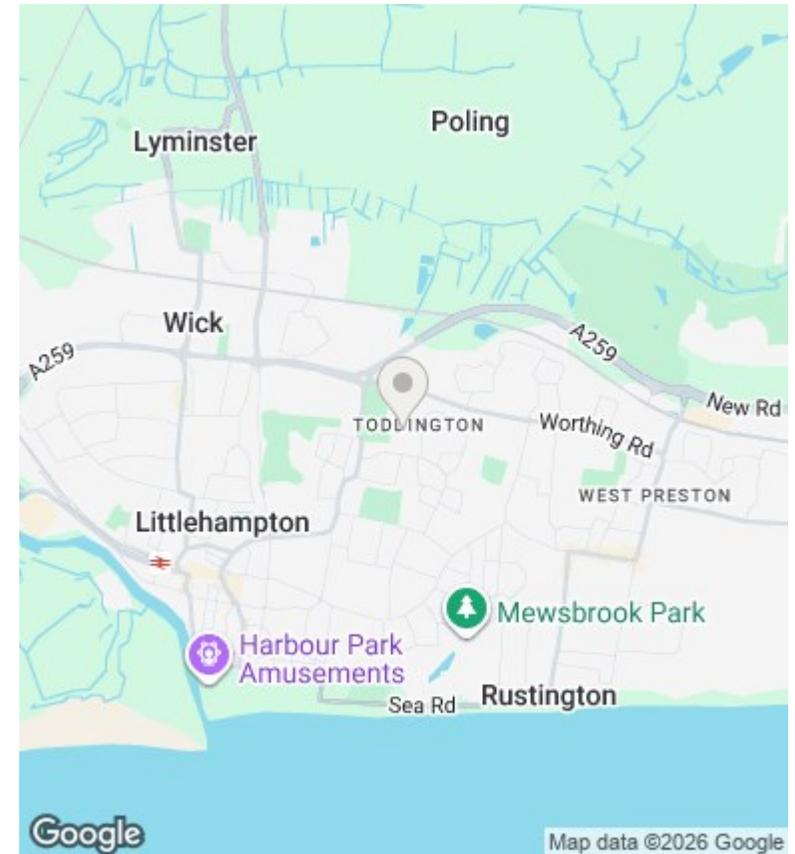
SEPERATE W/C





Total Area: 892 ft² ... 82.9 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 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.