17, East Ham Road, Littlehampton, West Sussex BN17 7AW

£335,000 Freehold

A fantastic opportunity to acquire a spacious Victorian family home in a popular location, offering flexible accommodation and a superb south-facing garden.

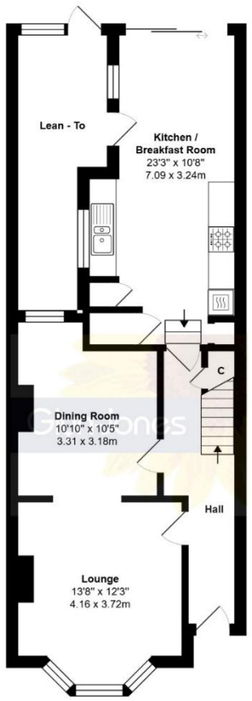
Ideally situated on a popular residential street just outside Littlehampton town centre, this spacious and well-planned Victorian terrace offers excellent family accommodation, generous living space and a highly desirable south-facing rear garden.

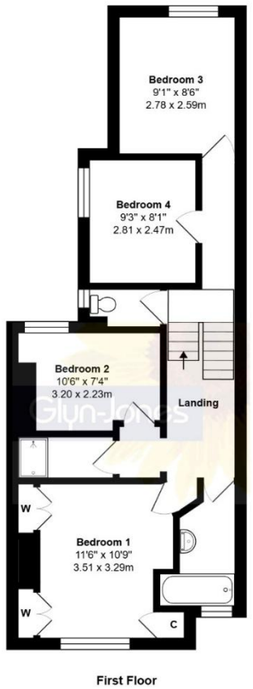
Upon entering, you are greeted by a superb lounge/diner, created by combining what were originally two separate reception rooms. The result is a bright and welcoming living space, perfect for both relaxing and entertaining.

To the rear, the kitchen has been thoughtfully extended to incorporate a fantastic family room, with sliding patio doors providing an abundance of natural light and direct access to the garden. A useful lean-to alongside the kitchen adds further versatile space, offering a variety of potential uses to suit the needs of the new owners.

Upstairs, the property offers four bedrooms, three of which are comfortable doubles. The principal bedroom benefits from built-in wardrobes, while bedroom two enjoys the added benefit of a linked shower room. A modern family bathroom and separate WC complete the first-floor accommodation.

Outside, the property benefits from an enclosed front garden, bordered by an attractive flint and brick retaining wall, with a pathway and gate leading to the front door.





Total Area: 1222 ft² ... 113.5 m² (Excludes Lean-To)

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

WITH OVER... 500 COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

WITH OVER... 500 COMPANY REVIEWS
At an Average rating of 4.9/5

Littlehampton Office
01903 739000
www.glyn-jones.com

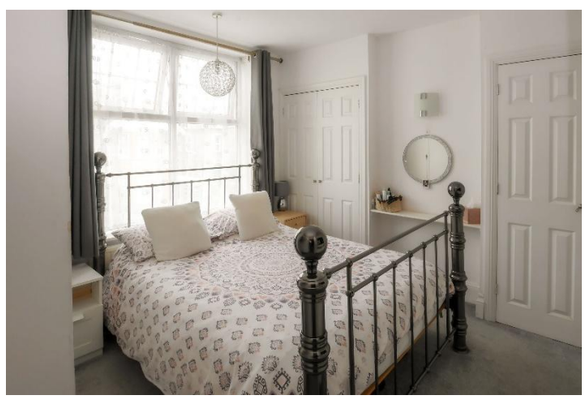
17, East Ham Road, Littlehampton BN17 7AW
£335,000 Freehold

Council Tax Band: **C**

Energy Performance Rating: **D (66)**

The private rear garden is undoubtedly one of the property's highlights, enjoying a southerly aspect and providing an excellent outdoor space for enjoying the sunshine throughout the day. Laid predominantly to patio for ease of maintenance and with the added benefit of rear access, this is a wonderful space for entertaining, relaxing or simply making the most of the summer months.

Further benefits include gas central heating and double glazing.



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

WITH OVER... 500 COMPANY REVIEWS
At an Average rating of 4.9/5
Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com