

Total Area: 1782 ft² ... 165.5 m² (Includes Garage)

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





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.

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12 Seaton Road, Littlehampton, West Sussex BN17 7LG
£530,000 Freehold



This deceptively spacious 1930s semi-detached house offers the potential purchaser flexible and versatile accommodation, currently comprising three double bedrooms, with the potential to create a further bedroom and bathroom on the ground floor.

Positioned at the end of a quiet cul-de-sac, the property has undergone extensive renovation throughout. The ground floor has been thoughtfully extended to create a wonderful open-plan living space, resulting in a bright, spacious and contemporary feel.

The property is entered via an entrance porch, leading into the hallway. The former kitchen is currently used as a temporary kitchen and is intended to be converted into a shower/bathroom. The original lounge could also be utilised as a fourth bedroom, subject to the necessary alterations.

The dining room now forms part of the impressive open-plan living area, which extends into the proposed kitchen/breakfast room overlooking the rear garden. A further extension to the rear of the garage provides additional versatile space currently incorporating a utility area and sunroom.

To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes, together with a double-aspect single bedroom. There is also a modern, re-fitted shower room. In addition, the property benefits from a useful loft room, which offers further potential for conversion into an additional bedroom, subject to the necessary permissions and regulations.

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

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The location provides convenient access to the wider Littlehampton area, including local shops, schools, community facilities and public transport links.

The town centre is within easy reach and offers a range of shops, cafés, restaurants and other everyday services. Littlehampton seafront and beach are also nearby, providing access to the coast and recreational facilities, while the River Arun and surrounding open spaces offer opportunities for walking and leisure activities.

Energy Efficient Rating: F | Council Tax Band: D

Externally, the rear garden is partly landscaped and features a timber shed and designated BBQ area. There is also substantial additional space, offering the potential for a future swimming pool or a variety of other uses, subject to any necessary permissions.

To the front is a small garden, together with a gated driveway providing off-road parking.

Overall, this is a spacious and highly adaptable family home offering considerable potential for further development and personalisation.







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