



Total Area: 1495 ft² ... 138.9 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 2020



WITH OVER...



At an Average rating of



Glyn-Jones

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

**47 East Street, Littlehampton,
West Sussex BN17 6AU
£425,000 Freehold**

Glyn-Jones



We are delighted to present to the market this rarely available, flint-fronted house, offering substantial and versatile accommodation throughout.

The property benefits from three well-proportioned reception rooms, four double bedrooms, a modern kitchen and a conservatory, providing an abundance of space for comfortable family living and entertaining.

The accommodation is further complemented by a substantial rear and side extension, which incorporates a spacious reception room and wet room. This versatile addition offers excellent potential to be utilised as a self-contained annexe, subject to any necessary consents, or alternatively incorporated into the main residence to create additional living, working or leisure space.

Externally, the property boasts a beautiful, wall-enclosed rear garden extending to approximately 175ft in length. This impressive garden provides a wonderful degree of privacy and offers a wealth of space for outdoor entertaining, relaxation and family enjoyment.

Combining attractive period character with generous and adaptable accommodation, this is a truly special home offering considerable versatility and excellent potential for a variety of lifestyles.



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Situated in a well-established residential area of Littlehampton, East Street Road offers a convenient setting with a good balance of everyday amenities, transport links and leisure opportunities close at hand.

The property is within easy reach of Littlehampton town centre, where a wide selection of shops, cafés, restaurants and essential services can be found. The town is also renowned for its attractive seafront, sandy beach and riverside setting, providing excellent opportunities for coastal walks and outdoor recreation.



Energy Performance Rating: **TBC** Council Tax Band: **D**

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.