



Total Area: 858 ft<sup>2</sup> ... 79.7 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 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

**12, Clarence Avenue, Littlehampton  
West Sussex BN17 7NQ  
£327,000 Freehold**

**Glyn-Jones**



Glyn-Jones and Company are delighted to offer for sale this well-presented, double-fronted semi-detached bungalow, ideally situated on a popular residential road close to local amenities.

The accommodation comprises three bedrooms, a spacious lounge featuring a bay window, a modern bathroom, and a well-proportioned kitchen/breakfast room. A particular highlight is the feature conservatory, which enjoys pleasant views over the rear garden and provides excellent additional living space.

Further benefits include gas-fired central heating with a recently replaced boiler (October 2025) and double glazing throughout. The property also boasts a generous loft space offering excellent conversion potential (subject to the usual planning permissions), complete with a fitted fold-down ladder, boarding, power, and lighting.

Externally, the westerly-facing rear garden is a standout feature, mainly laid to lawn and thoughtfully arranged. It includes two sheds (one with power), a sunken pond with fitted pump, well-stocked flower beds, and a convenient side access path leading to the front of the property.

To the front, the property benefits from a driveway providing off-road parking.



WITH OVER...



At an Average rating of



**Glyn-Jones**

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



At an Average rating of



Littlehampton Office  
01903 739000  
www.glyn-jones.com

**12, Clarence Avenue, Littlehampton, BN17 7NQ**  
**£327,000 Freehold**



Clarence Avenue is well placed for access to Littlehampton town centre, which offers a wide range of shops, cafés, restaurants, and supermarkets. The town's award-winning beachfront, promenade, and harbour are also within easy reach, providing excellent opportunities for coastal walks, water activities, and outdoor leisure.

Transport links are convenient, with Littlehampton railway station within a short drive, offering direct services to London Victoria, Brighton, and surrounding coastal towns. The A27 is readily accessible, providing road connections to Chichester, Worthing, and the wider South Coast. The historic town of Arundel and the South Downs National Park are also just a short drive from BN17 7NQ.



**Energy Efficient Rating: D | Council Tax Band: C**

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  
www.glyn-jones.com