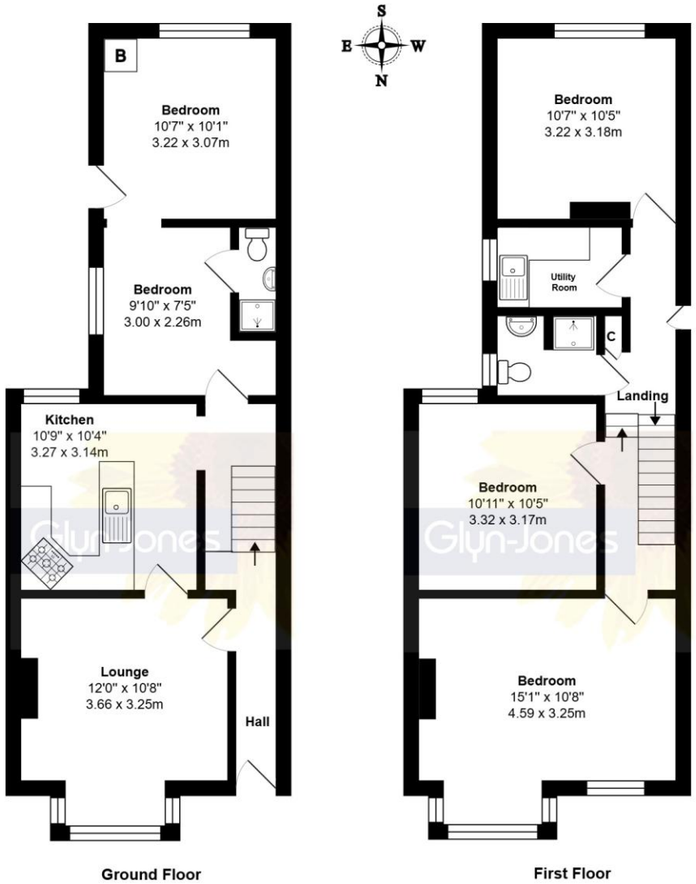

Total Area: 1162 ft² ... 108.0 m²

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 2026

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£270,000 Freehold

Glyn-Jones

A Spacious Victorian Home with Excellent Potential

An attractive Victorian terrace house offering character, generous accommodation and considerable scope for improvement, ideally situated in a popular residential location close to Littlehampton town centre, the mainline railway station and the River Arun.

Currently arranged as two separate living spaces, the property offers a versatile layout comprising two kitchens, two shower rooms and two generous reception rooms, together with gas central heating with smart heating controls, owned solar panels and an air source heat pump. The property remains held under a single title, with the two areas currently sharing utilities.

The property also benefits from a cellar, providing useful additional storage space and further potential for a variety of uses, subject to any necessary consents.

The accommodation would benefit from cosmetic modernisation throughout, providing an excellent opportunity for a new owner to update and personalise the property to their own requirements and style.

A particular feature is the property's versatility. Subject to the necessary consents and any required alterations, the existing arrangement could potentially be reconfigured to create a spacious family home with three double bedrooms and two reception rooms.

To the rear, a private south-facing garden provides a pleasant outdoor space, complemented by the useful benefit of rear access.

The property is offered for sale with vacant possession, making it an appealing opportunity for buyers seeking a character property with flexibility, useful additional features and significant potential for improvement.

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3, East Ham Road, Littlehampton BN17 7AN
£270,000 Freehold

East Ham Road is a residential location in Littlehampton, offering a convenient combination of everyday amenities, transport links, schools and access to the wider coastal town.
One of the strongest features of the location is its excellent accessibility. Littlehampton railway station is approximately 0.5 miles away, making the area particularly convenient for commuters and those who prefer travelling by train. There is also a nearby bus stop at St James Church, around 80–100 metres away.
For families, River Beach Primary School is very close by, at roughly 135 yards, with The Littlehampton Academy approximately 0.4 miles away. Other schools are also available within the surrounding area.
There are good options for shopping and day-to-day essentials. Local supermarkets include Sainsbury's, Lidl and Farmfoods within roughly half a mile, while the wider Littlehampton area provides a good range of shops, cafés, restaurants and services.
The location also benefits from being close to Littlehampton's coastal attractions, town centre and harbour,

Energy Efficient Rating: TBC | 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. We use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks is £48 including VAT for single purchaser and £60 including VAT for two or more purchasers 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.

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