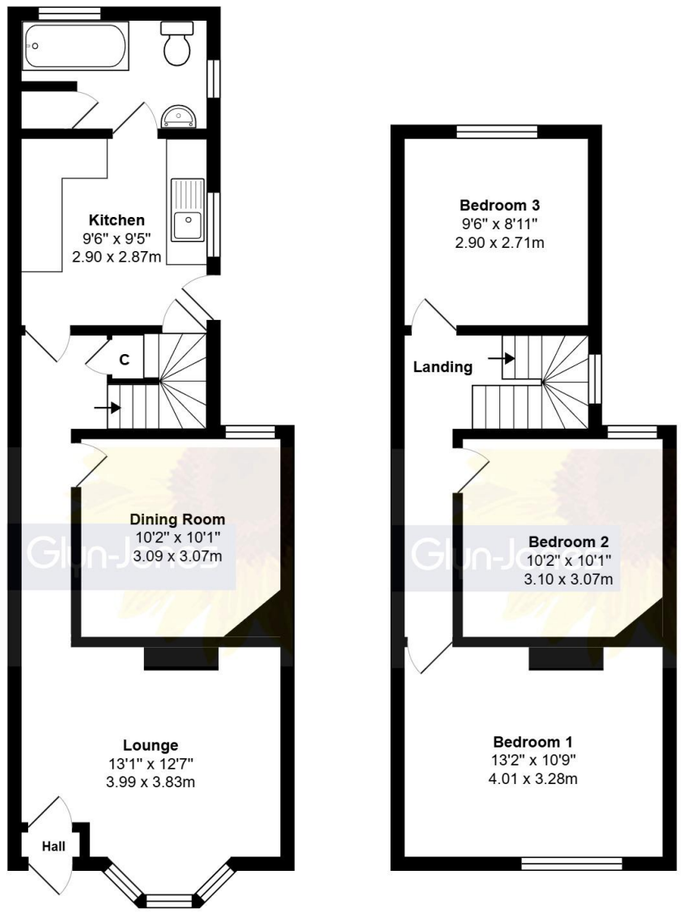
45 Gloucester Place, Littlehampton
West Sussex BN17 7AL
OIEO £260,000 Freehold





Ground Floor

First Floor

Total Area: 865 ft² ... 80.4 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

Three Bedroom Victorian Home | Popular Residential Area | Well-Proportioned Accommodation | Character Features | Enclosed West-Facing Rear Garden | Conveniently Positioned For Local Amenities + Transport Links | Bay-Fronted Living Room | Separate Dining Room With Patio Door To Rear Garden | Fitted Kitchen With Access To Garden | Ground Floor Bathroom | Three Well Proportioned Double Bedrooms | Viewing Highly Advised

Glyn-Jones & Company are pleased to present to the market this attractive three-bedroom Victorian home, ideally situated within a popular residential area of Littlehampton. Offering well-proportioned accommodation, character features and an enclosed west-facing rear garden, the property is conveniently positioned for access to the town centre, local amenities, transport links and the coast.

The ground floor features a bay-fronted living room, providing a comfortable and welcoming main reception space, while the separate dining room offers a versatile area for family dining and entertaining, with direct access to the rear garden. The fitted kitchen is well arranged with ample room for appliances and also benefits from a patio door opening onto the garden. Completing the ground floor is a family bathroom, fitted with a bath and up-and-over shower, together with a useful storage cupboard.

Energy Efficient Rating: D | Council Tax Band: C We recommend you have this verified by your legal representative at your earliest convenience.

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Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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

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45 Gloucester Place, Littlehampton, West Sussex BN17 7AL

OIEO £260,000







For those commuting, Littlehampton railway station provides direct services towards Gatwick Airport and London Victoria, with local bus services also readily available. A wide range of amenities can be found close by, including shops, well regarded schools and medical facilities, making the area particularly convenient for everyday living.

Combining period features with well-sized accommodation, a west-facing garden and a convenient position close to the town, coast and transport links, this versatile Victorian home offers an appealing opportunity for a range of buyers.

On the first floor, the principal bedroom is a particularly well-proportioned room, featuring an attractive feature fireplace and a large window which allows plenty of natural light to fill the space. The two further bedrooms are also generous in size, offering excellent flexibility for family, guests or home working.

The enclosed rear garden enjoys a westerly aspect and provides a pleasant space for outdoor dining or entertaining. Predominantly laid to lawn, the garden is complemented by established brick walling with flint detailing, a useful storage shed and a rear access gate, adding both practicality and character.

The property is well positioned for enjoying the best of Littlehampton, with the town centre, River Arun and seafront all within easy reach. The surrounding coastline offers a choice of beaches, from the lively East Beach with its promenade and family attractions to the more natural setting of West Beach. The River Arun provides attractive riverside walks, while the harbour and marina offer a range of leisure opportunities and waterside activities.







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