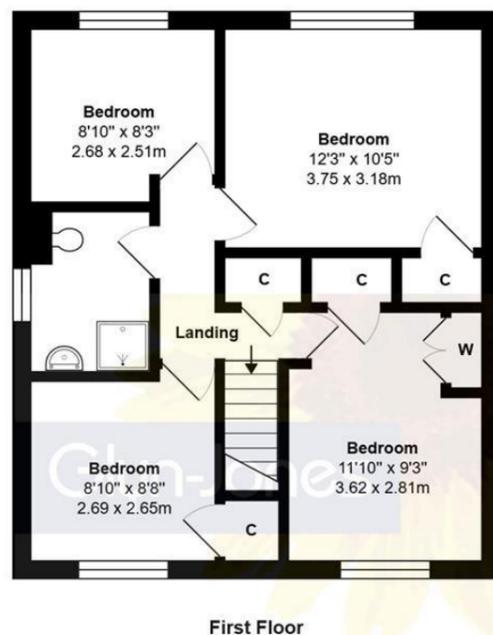
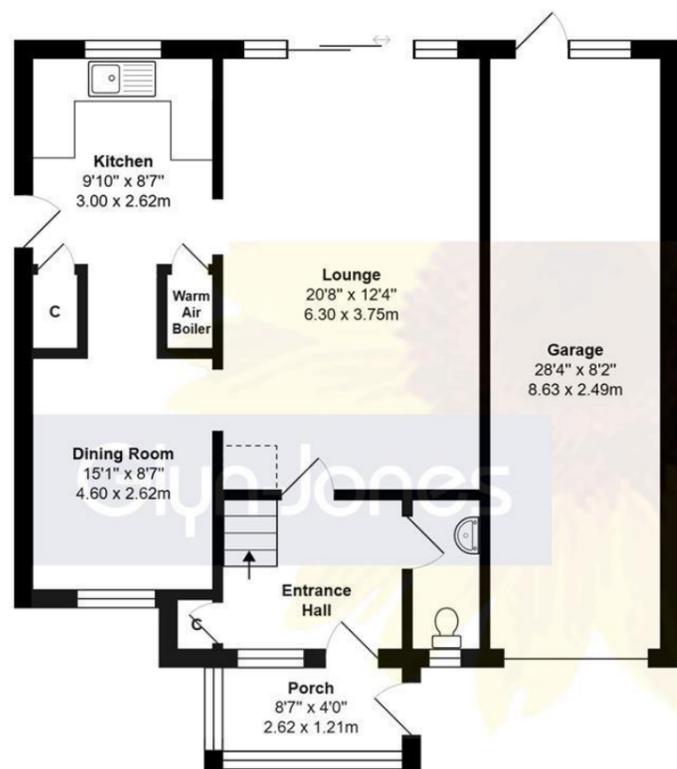


**3 Reef Close, Littlehampton
West Sussex BN17 6QG
£435,000 – Freehold**



Total Area: 1425 ft² ... 132.4 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

Tenure: Freehold

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Energy Efficiency Rating: tbc

Council Tax Band: E

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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



Glyn-Jones and Company are delighted to offer for sale this spacious detached family home which is offered to the market with no forward chain, presenting an excellent opportunity for a smooth and swift purchase.

The property welcomes you via a UPVC entrance porch leading into a generous hallway with stairs rising to the first floor and a useful recessed storage cupboard. A convenient ground floor cloakroom adds practicality. The impressive 20'8 living room provides a bright and comfortable space for relaxation, while the separate dining room flows openly into the kitchen, creating an ideal layout for both everyday living and entertaining.

Upstairs, the first floor landing gives access to four well-proportioned bedrooms and a modern shower room. Two of the front bedrooms enjoy delightful sea glimpses, adding a special coastal touch to this already appealing home. The property benefits from warm air heating and double glazing throughout.

3 Reef Close, Littlehampton, West Sussex BN17 6QG £435,000 – Freehold



Reef Close is a sought-after residential cul-de-sac within the Littlehampton, positioned to the eastern side of the town and within easy reach of the seafront. Littlehampton's beachfront offers a wide expanse of promenade, award-winning sandy beaches and well-maintained greenswards. Attractions along the seafront include Harbour Park, a popular traditional seaside amusement park, and the distinctive East Beach Cafe, known for its striking architecture and beachfront setting. The promenade also provides pleasant walks towards the harbour and along the River Arun. The area offers convenient access to local shops, schools and transport links, including Littlehampton railway station, with services towards Brighton and London. The nearby A259 provides road connections along the south coast, and the neighbouring town of Bognor Regis is also easily accessible.



Externally, the rear garden is of a good size and thoughtfully arranged with a patio and lawn, complemented by a raised decking area that offers an excellent suntrap seating space. Further features include a summerhouse, water tap, and direct access into the rear of the garage.

The garage is a particular asset, measuring almost 30ft in length, providing exceptional storage or workshop potential. It includes provisions for a washing machine, houses the electricity meter and fuse box, and benefits from an electric door. The front garden is laid to lawn with a driveway to the side providing off-road parking.

