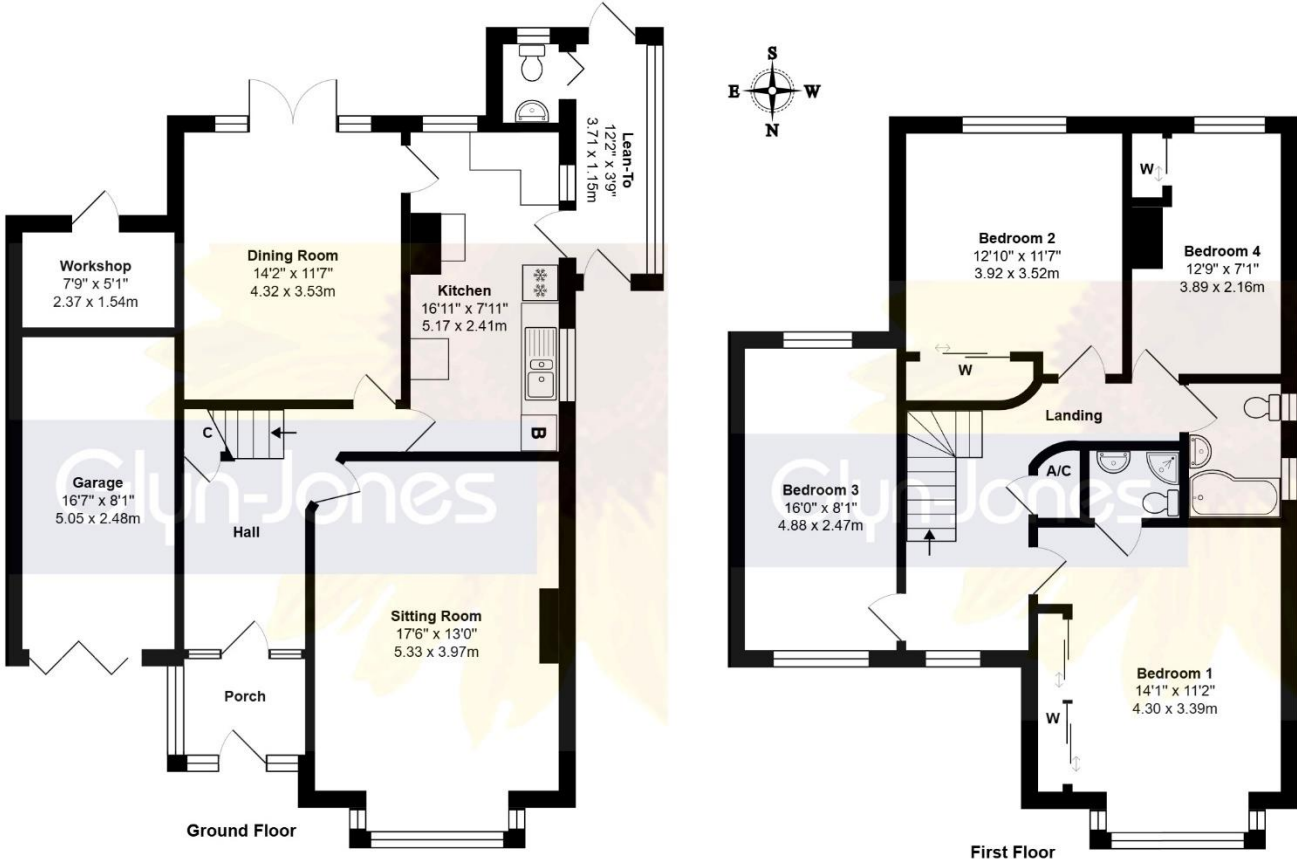


14, Irvine Road, Littlehampton  
West Sussex BN17 5JJ  
OIEO £500,000 Freehold



Total Approx.Floor Area 1768 ft² ... 164.3 m² (Includes Garage & Lean-To)  
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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025



Located in the picturesque county of West Sussex, this spacious four bedroom semi-detached house is a true gem by the sea. Boasting a south-facing garden, a garage, and separate living and dining rooms, this property is perfect for those seeking a comfortable and convenient family home.

Situated just a short stroll away from the seafront, local shops, amenities, and transport links, this delightful home offers the best of coastal living. The ground floor features a well-appointed kitchen with built-in appliances, a spacious living room, and a separate dining room with access to the rear garden, ideal for entertaining friends and family.

Upstairs, you will find four well-proportioned bedrooms, three of which come with fitted wardrobes. The master bedroom benefits from an en-suite shower room, while the fourth bedroom, currently used as an office/study, offers dual aspect windows. A modern family bathroom completes the accommodation on this floor.

Externally, the property boasts a driveway and a garage at the front, providing ample parking space. To the rear, the south-facing garden presents a lawn and decking area, perfect for outdoor dining and relaxation. Additionally, a workshop offers extra storage or project space for DIY enthusiasts. There is also a lean-to area adjacent to the kitchen that gives you access to the ground floor cloakroom.

In an excellent condition, this semi-detached house is primed for family living and is definitely worth a viewing. Don't miss out on the opportunity to make this fantastic property your new home. Contact us today to schedule a viewing!

Energy Efficient Rating: D (65)

Council Tax Band: E

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.

WITH OVER...



At an Average rating of 4.9/5 ★★★★★



Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



At an Average rating of 4.9/5 ★★★★★



Littlehampton Office  
01903 739000  
www.glyn-jones.com



**14, Irvine Road, Littlehampton BN17 5JJ**  
**OIEO £500,000 Freehold**



Littlehampton is a seaside town located on the south coast of England in the county of West Sussex. Situated at the mouth of the River Arun, it is known for its attractive beaches, historic harbour, and traditional seaside charm.

The town offers a mix of leisure, tourism, and maritime activities, with highlights including the award-winning East Beach, the iconic East Beach Café designed by Thomas Heatherwick, and the family-friendly Harbour Park amusement area.

Littlehampton also boasts a scenic riverside, a working marina, and easy access to the South Downs National Park. It is well-connected by road and rail, making it a popular destination for both visitors and residents seeking a coastal lifestyle.

