



Total Approx. Floor Area 1083 ft<sup>2</sup> ... 100.6 m<sup>2</sup> (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 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 Jtm 2025

Council Tax Band: B  
Energy Efficiency Rating: C

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.



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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**23 Stanley Road, Littlehampton**  
**West Sussex BN17 6JE**  
**£294,000 - Freehold**

**Glyn-Jones**



Glyn-Jones and Company are delighted to offer this spacious and extended 1930s mid-terrace house, which boasts the rare advantage of a double garage accessed from the rear garden.

The ground floor features a covered entrance porch that opens into a welcoming hallway with stairs leading to the first floor. At the front of the property is a bright bay-fronted living room, while toward the rear there is a separate dining room and a well-equipped fitted kitchen. A conservatory at the back of the house offers pleasant views of the garden and adds additional living space. There is also a lean-to/utility room providing useful extra storage and laundry facilities.

Upstairs, the property offers three bedrooms and a family bathroom with a W.C. Further benefits include gas central heating and double glazing throughout, providing comfort and efficiency.

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Outside, the west-facing rear garden is a good size and is mainly laid with block paving, bordered by mature shrubs. At the far end of the garden, a door leads directly to a double garage—ideal for secure parking or additional storage.

To the front, there is a single-width driveway and a path leading to the entrance. There is also potential to widen the driveway to create extra off-road parking, subject to the necessary permissions.

Stanley Road is a popular residential street located to the north of Littlehampton, approximately one mile from the town centre. The area is well-served by local amenities, with a range of shops, cafés, and restaurants available in the town centre, along with excellent transport links including Littlehampton’s mainline railway station, which provides direct services to London Victoria.

Everyday essentials are within easy reach, with a Morrison’s supermarket and a nearby shopping parade offering a post office and regular bus routes—all situated less than half a mile from the property. Families will appreciate the close proximity to local schools. River Beach Primary School is within walking distance, and The Littlehampton Academy, the town’s main secondary school, is also easily accessible, making this an ideal location for those with children of school age.

