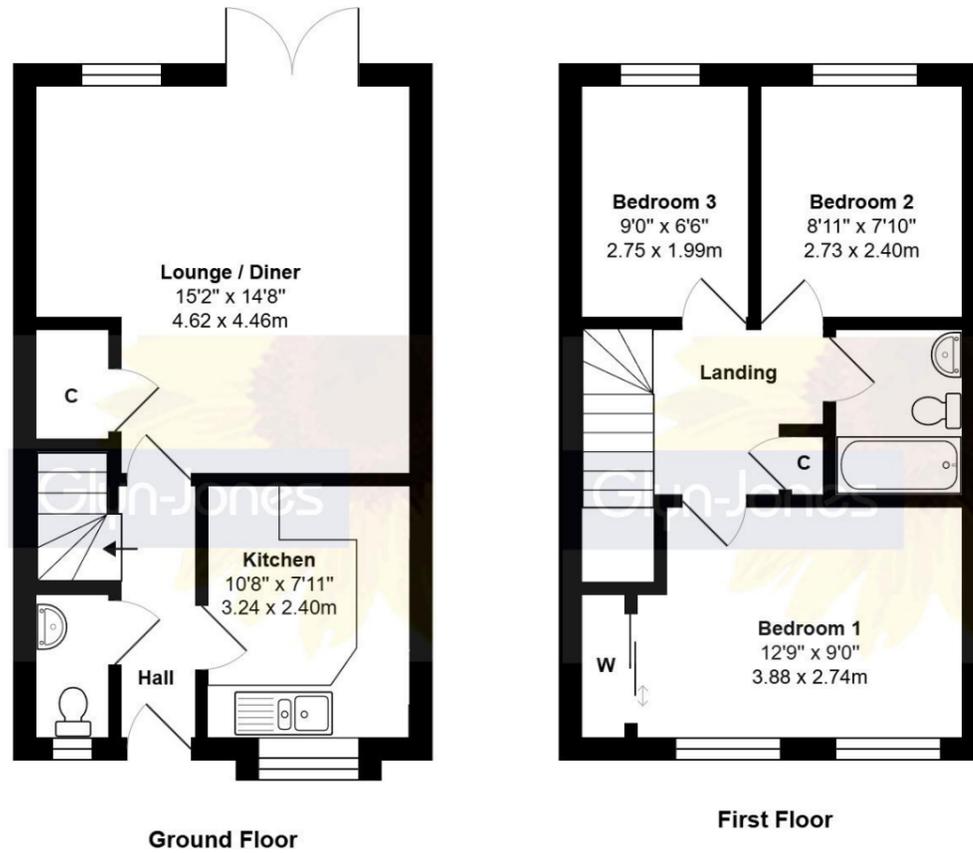


**40 Buttermere Way, Littlehampton,  
West Sussex BN17 6SX  
£300,000 Freehold**

**Glyn-Jones**



Total Area: 758 ft<sup>2</sup> ... 70.4 m<sup>2</sup>

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

Council Tax Band: C | Energy Performance: TBC

WITH OVER...

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

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 carpets and furnishings.



**Three Bedroom End of Terrace Home | NO ONWARD CHAIN | Garage In Compound Adjacent To The Property With Space For Parking | Well Enclosed Southerly Aspect Rear Garden | Quiet Residential Location | Front Lawned Garden | Kitchen With Ample Storage Space | Convenient Ground Floor Cloakroom | Spacious Living/Dining Room With Access To Understairs Storage Cupboard | Three Good Sized Bedrooms - Master With Built-In Wardrobes | Family Bathroom | Rear Garden Benefiting From Recently Erected Fences And Side Access To The Front Of The Property | Recently Installed Boiler | Close To Amenities | Within Easy Reach Of The Beach | Viewing Highly Recommended**

Glyn-Jones & Company are pleased to present to the market this three bedroom end of terrace home with a garage in compound and NO ONWARD CHAIN.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

**4.9/5** ★★★★★

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www.glyn-jones.com

## 40 Buttermere Way, Littlehampton, West Sussex BN17 6SX

£300,000



To the front of the property is a lawned area with paved pathway leading to the front door. The ground floor accommodation comprises a kitchen with ample storage space, convenient cloakroom and a spacious living/dining room with access to the under-stairs storage cupboard, as well as patio doors leading out to the well enclosed rear garden which benefits from a southerly aspect and gated side access to the front of the property. Upstairs, there are three good sized bedrooms as well as a family bathroom. The master bedroom benefits from sizeable built-in wardrobes whilst the two further bedrooms benefit from a bright and sunny orientation. Externally, there is a garage in compound situated adjacent to the property with plenty of space to park a car in front. A convenient lay-by to the front of the property adds convenience for visitors. The property also benefits from a recently installed boiler located in the loft.



This family home offers the perfect opportunity for first time buyers or young families alike looking to put their own stamp on a property. Located in a quiet residential location, Buttermere Way is close to many local amenities (including schools and shops) as well as green spaces such as Mewsbrook Park backing on to the seafront. Both Rustington and Littlehampton town centre are within easy reach. The property also benefits from no onward chain.

Early viewing is recommended to appreciate everything this property has to offer.

We recommend you have this verified by your legal representative at your earliest convenience.



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