



Total Approx. Floor Area 1296 ft² ... 120.4 m² (Includes Garage / Excludes Patio & Pergola)

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.

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

## 1 Merton Drive, Littlehampton, West Sussex BN17 7DU £325,000 - Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this attractive double fronted older style detached bungalow, which is situated within a small no through road.**

The accommodation comprises; a porch leading into a hallway, a 25ft lounge/diner with bay window, a kitchen/breakfast room, two double bedrooms with both benefitting from built-in wardrobes and the master having a feature bay window, a wet room and a good sized garden room. In our opinion the property is presented in good clean decorative order and benefits from gas fired central heating and double glazing.

Externally, there is a fully enclosed westerly garden which has a raised patio area with a pergola with grape vines, steps leading down to a lawned area with a pond. To the rear there is a tandem length garage with double opening doors as well as a personal door into the garden. To the front there is an enclosed garden with shrubs and bushes. **NO FORWARD CHAIN.**

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## £325,000 - Freehold



### Property Information

Tenure: Freehold  
Energy Efficiency Rating: TBC  
Council Tax Band: C

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

Merton Drive is a small, quiet residential street located in the heart of Littlehampton, home to just a handful of properties.

The area is well-connected with Littlehampton town centre and mainline railway station just a short walk away, and local bus routes running nearby.

Families benefit from several well-rated schools within walking distance, including River Beach Primary and The Littlehampton Academy.

