



Total Area: 934 ft<sup>2</sup> ... 86.8 m<sup>2</sup> (Includes Store & Office, Excludes Eaves)

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

Energy Efficiency Rating: B

Council Tax Band: C

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

WITH OVER...



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



Littlehampton Office  
01903 739000  
www.glyn-jones.com



**34 Beaconsfield Road, Littlehampton,  
West Sussex BN17 6LN  
£270,000 – Freehold**



**Glyn-Jones and Company are delighted to offer for sale this immaculate older style end of terrace house, which has been extensively improved and beautifully maintained by the current owner, creating a stylish and contemporary home ready for immediate occupation.**

The accommodation begins with an inviting entrance hall with stairs rising to the first floor. The ground floor opens into a superb open plan lounge/kitchen/diner, providing an excellent space for both everyday living and entertaining. The lounge area benefits from a charming log burner with feature mantle, complemented by recently installed bespoke storage units with hardwood tops to either side (2025). Further enhancements include attractive 'Amtico' flooring throughout the ground floor, feature pillar style radiators and chrome finished sockets throughout. The stunning handmade German 'Evoke' kitchen has been recently installed and features hardwood cupboards and units with soft closing doors and drawers, quartz work surfaces incorporating an inset butler sink, and a range of integrated appliances including an oven, hob, fridge/freezer and wine cooler. To the first floor, the landing provides access to two generous double bedrooms and a beautifully appointed bathroom suite. The principal bedroom benefits from an extensive range of fitted wardrobes and storage, installed in 2025. Newly fitted carpets to the stairs and landing were installed in June 2026, further enhancing the home's presentation. Fixed steps rise to a versatile loft room featuring a Velux-style window and access to useful eaves storage, offering an ideal space for a home office or hobby room.

# 34 Beaconsfield Road, Littlehampton, West Sussex BN17 6LN

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Externally, the property enjoys a good sized rear garden which is fully enclosed and arranged with a patio area leading onto a lawn. A recently constructed outbuilding is divided into two sections, comprising a useful home office with double doors and a separate store room. The building benefits from a concrete floor, insulation, power and lighting, making it suitable for a variety of uses. To the front, the property benefits from a double-width driveway providing off road parking for potentially two vehicles. A gated side access leads through to the rear garden.

An internal viewing is essential to fully appreciate the exceptional standard of accommodation and quality of improvements on offer.

Beaconsfield Road is within easy reach of Littlehampton's town centre, where you'll find a variety of shops, cafés, restaurants, and local services. The seafront, riverside walks, and picturesque harbour are also close by, offering plenty of leisure and outdoor opportunities.

Littlehampton benefits from many transport links, including a mainline railway station with regular services to London, Brighton, and Portsmouth. Road access is equally convenient, with the A259 and A27 providing routes to nearby towns such as Worthing, Arundel, and Chichester.

Families are well served by several highly regarded local schools. Nearby primary schools include Lyminster Primary School, St Catherine's Catholic Primary School, White Meadows Primary Academy, and River Beach Primary School. The Littlehampton Academy is also easily accessible.

