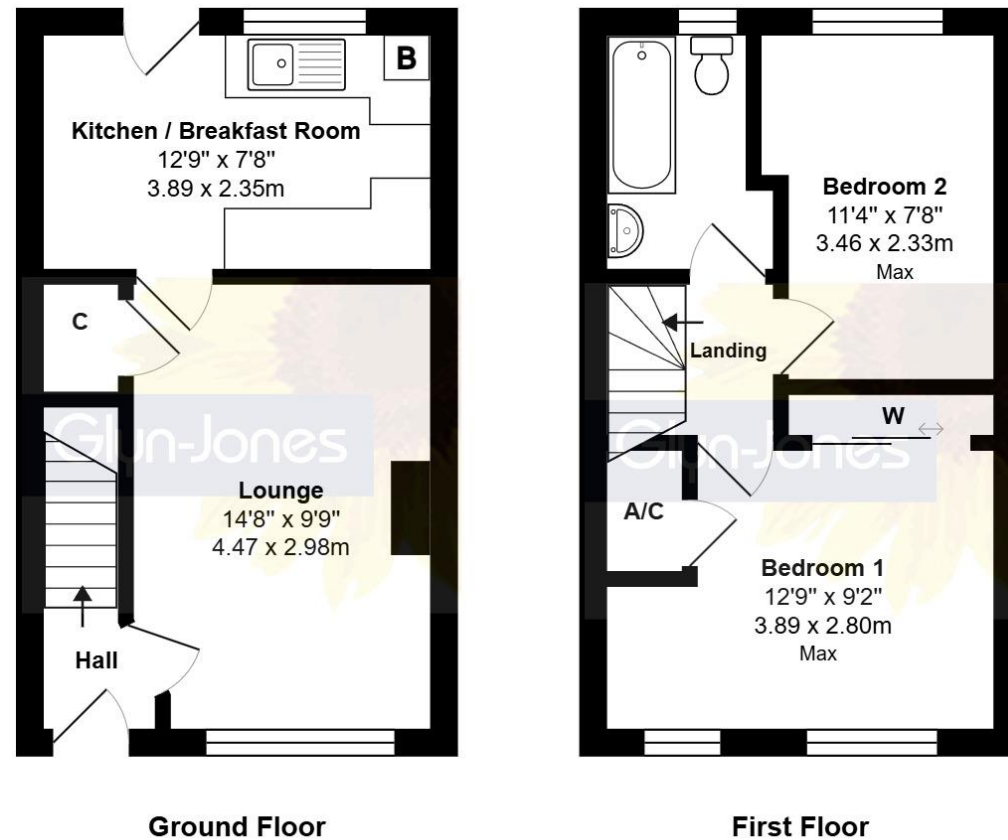


**7 Edwards Littlehampton, West  
Sussex BN17 7GP  
£270,000 Freehold**



Total Approx. Floor Area 592 ft² ... 55.0 m²

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



**Two Bedroom Terraced House | Quiet Residential Location | Allocated Parking | Spacious Living Room | Kitchen/Breakfast Room | Master Bedroom With Fitted Wardrobes | Second Bedroom Overlooking Garden | Family Bathroom | Secluded Rear Garden With Rear Gate Access | Partly Boarded And Insulated Loft With Wide Hatch and Ladder | Close To Amenities |**

Situated in a quiet residential location, this well-maintained two-bedroom terraced house offers comfortable living with the benefit of allocated parking.

The accommodation comprises an entrance hall leading to a bright and spacious lounge with a large front-facing window. To the rear, the kitchen/breakfast room provides ample space for dining and enjoys direct access to the garden. The rear garden is a particular feature of the property, being not overlooked and benefiting from a gate providing access to the rear.



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.



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On the first floor, the main bedroom features two windows and built-in wardrobes. The second bedroom enjoys views over the rear garden, and there is a family bathroom serving both rooms. Additional storage is provided by a loft which is partly boarded and insulated, with a wide hatch and fitted ladder. The property has recently been updated with new internal doors throughout.

Conveniently located for access to local shops, schools, transport links, and the seafront, this property presents an excellent opportunity for first-time buyers, downsizers, or investors.



Energy Efficient Rating: C | Council Tax Band: B



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