

Tudor Cottage, Rope Walk, Littlehampton BN17 5DE £460,000 – Freehold



Total Approx. Floor Area 2027 ft² ... 188.3 m² (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 1st Image 2025.



Glyn-Jones and Company are delighted to offer for sale this attractive detached 1920s house, offering generous and versatile accommodation throughout.

The property welcomes you with a spacious and inviting entrance hall, setting the tone for the character and space found within. The triple aspect living room is a standout feature, boasting a charming brick fireplace and doors opening directly onto the rear garden, allowing for an abundance of natural light. There is a separate dining room with an opening through to a well appointed kitchen/breakfast room, complete with a fitted Raeburn. Further ground floor benefits include a separate utility room and a WC with provisions for a washing machine and tumble dryer. Upstairs, a striking galleried landing provides an excellent space for a home office and features a double opening storage cupboard. There are three well proportioned double bedrooms, a modern bathroom with a separate shower, and an additional separate WC. The landing also provides access to a boarded loft via a fold-down ladder, offering further useful storage. Additional benefits include oil fired heating with a recently replaced tank, double glazing, exposed wooden beams, attractive wooden flooring, and internal doors with traditional latches.

WITH OVER...



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

Glyn-Jones

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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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Rope Walk is a desirable residential location within the coastal town of Littlehampton, offering a pleasant setting that combines convenience with easy access to local amenities. The property is ideally situated for the town centre, where a variety of shops, cafés, and everyday facilities can be found, along with the mainline railway station providing links to London, Brighton, and surrounding areas.

The seafront and award-winning beaches of Littlehampton are within close proximity, perfect for coastal walks and leisure activities, while the picturesque River Arun provides further opportunities for waterside enjoyment. The area is also well served by local schools and recreational facilities, making it a popular choice for families and commuters alike. Good road links via the A259 and A27 provide access to neighbouring towns including Arundel and Chichester.



To the rear, the garden measures approximately 20ft x 50ft (approx.) and offers a patio area with the remainder laid to lawn. It also benefits from garage access and a convenient storage shed. The spacious double garage provides ample storage and includes a 6ft vehicle inspection pit, along with a mezzanine level for additional storage. In addition, there is off-road driveway parking for numerous vehicles.

Energy Efficiency Rating: E

Council Tax Band: D

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

