



Total Area: 948 ft² ... 88.0 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 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 2025

Property Information

Tenure: Freehold

Energy Efficiency Rating: D

Council Tax Band: D

We are advised that there is an estate charge that is payable to maintain the communal areas and lawns. The fee works out up to approximately £200 per annum.

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



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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Glyn-Jones

5 Amsbridge Crescent, Littlehampton BN17 7GE £320,000 - Freehold



Glyn-Jones and Company are delighted to offer for sale this well-presented town house that offers spacious accommodation across three floors.

The ground floor begins with an entrance porch that leads into a bright and airy lounge/diner, featuring laminate flooring and access to an understairs storage cupboard. To the rear of the property, the kitchen/diner is fitted with a range of base and eye-level units, providing ample storage and work surface space. It also includes an integrated oven and hob, a convenient breakfast bar, and patio doors that open out onto the garden. A downstairs WC with a toilet and basin completes the ground floor.

On the first floor, there are two generously sized double bedrooms along with the family bathroom, which is fitted with a bath, basin, and toilet. The second floor is home to the spacious master bedroom, which benefits from its own ensuite shower room, complete with a corner shower unit, basin, and toilet. Additional features include gas central heating and double glazing throughout.

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The south-facing rear garden is designed for low maintenance and outdoor enjoyment, with most of the space paved to create a perfect patio area for dining and entertaining. The garden also benefits from a water tap, a shed that provides additional storage, and there is also a section of artificial grass, along with a rear gate allowing external access to the garden.

The property comes with two allocated parking spaces, one situated at the front and the other to the side.

Amsbridge Crescent is located within a sought-after modern residential development in Littlehampton, West Sussex. Positioned approximately 1.5 miles north of the town centre, it offers a peaceful, family-friendly environment while still being close to a wide range of local amenities. Residents benefit from easy access to supermarkets, including a nearby Morrisons, as well as excellent road links to surrounding towns and cities such as Worthing, Brighton, and Chichester. The picturesque riverside and seafront of Littlehampton are just a short drive away, providing scenic walks, beaches, and recreational spaces. The area is also well-served by public transport, with Littlehampton mainline railway station offering direct services to London, Gatwick, and other major destinations. Nearby, the historic town of Arundel offers further attractions including the famous Arundel Castle and beautiful countryside walks, making Amsbridge Crescent an ideal location for both commuters and families alike. Local schools include The Littlehampton Academy for secondary education and River Beach Primary School for younger children, both of which are within easy reach, making the area particularly attractive for families with school-aged children.

