



Total Area: 1006 ft² ... 93.5 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 2026

# 33 East Ham Road, Littlehampton West Sussex BN17 7AP Guide Price £210,000 - Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale an excellent opportunity to acquire this end of terrace Victorian house for the first time in over 60 years.**

The accommodation begins with an L-shaped entrance hallway providing access to the principal ground floor rooms. To the front of the property is the main lounge, while a second reception room is positioned at the rear, overlooking the garden. The kitchen is situated between the two reception rooms, forming a traditional layout typical of the period. A ground floor bathroom completes the downstairs accommodation.

To the first floor are three bedrooms together with a separate WC, providing practical family living space. Further benefits include double glazing.

Requiring comprehensive updating throughout, this Victorian home represents an exciting renovation opportunity with excellent scope to add value.

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.

Glyn-Jones

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## 33 East Ham Road, Littlehampton, West Sussex BN17 7AP

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The property is situated on the south side of East Ham Road. This established residential road lies conveniently close to the town centre, seafront and promenade, offering easy access to a range of shops, cafés, leisure facilities and mainline rail services providing links along the coast and to London.

There are several well regarded schools within close proximity, including River Beach Primary School, White Meadows Primary Academy and St Catherine's Catholic Primary School for primary education. Secondary provision is served by The Littlehampton Academy, which offers education through to sixth form, with further options available in nearby Angmering. These amenities, combined with the town's coastal setting, contribute to East Ham Road's appeal as a convenient.



Externally, the property benefits from a south-facing rear garden, laid mainly to lawn and enclosed by fencing for privacy. A garden shed provides useful storage, and there is a rear access gate for convenience.

AGENTS NOTE: The vendor informs us the roof above the bathroom has recently been replaced with a fibreglass roof.