



Total Approx. Floor Area 687 ft² ... 63.8 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

WITH OVER...



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



Littlehampton Office
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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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**36 Lansdowne Road, Littlehampton,
West Sussex BN17 6JG**
£290,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this spacious older-style detached bungalow that offers well-proportioned accommodation and has been recently repainted throughout in a neutral décor.

The property features two bedrooms, a comfortable lounge with patio doors leading to a garden room, a fitted kitchen with a range of high gloss fronted base and eye level units, and a modern shower room. Additional benefits include double glazing and gas-fired central heating. A further attribute to note is the large loft space, which offers potential for conversion, subject to the necessary planning permissions.

Outside, the west-facing rear garden is mainly laid to lawn and includes a greenhouse, a shed, and side access to the front. To the front of the property, there is a driveway providing off-road parking. The bungalow is offered with no forward chain.

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The bungalow is in a convenient location within in Littlehampton, which is perfectly situated close to Morrisons superstore and bus routes, including the 700 Coastliner which stops nearby. With easy access to the A259 and A27, you can easily connect along the beautiful coastline towards neighbouring towns and cities including Brighton, Worthing, and Chichester.

Families will appreciate the close proximity to Lyminster and St. Catherine's primary schools, both within walking distance. For some outdoor fun, the recreation playground is just a short stroll away. And for those who enjoy a leisurely stroll by the sea, Littlehampton's seafront and promenade offer lovely coastal walks.



Property Information

Council Tax Band - C
Energy Efficiency Rating –

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

