



Total Approx. Floor Area 743 ft<sup>2</sup> ... 69.0 m<sup>2</sup>

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



# 16, Highdown Drive, Littlehampton BN17 6HJ £280,000 Freehold



A rarely available two-bedroom 'Berg'-built terrace house, positioned within a peaceful and well-regarded residential development comprising an attractive mix of both bungalows and houses. This charming property offers exceptional versatility and will appeal to a wide range of buyers whether you are taking your first step onto the property ladder, seeking to downsize to something more manageable, or looking for a smart and reliable investment opportunity in a consistently desirable area.

Presented with vacant possession, the home features two well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes that provide valuable built-in storage, while the second bedroom offers ample flexibility for use as a guest room, study, or nursery. The internal layout is practical, comfortable, and welcoming, offering a great foundation for personalisation.

One of the standout features of the property is the bright, south-facing living room. Bathed in natural light throughout the day, this generous space feels warm and inviting, and it flows seamlessly onto the private rear garden via sliding patio doors. The garden itself is designed for low maintenance and includes a patio area ideal for alfresco dining, morning coffee, or simply enjoying the peaceful surroundings. With its enclosed and secure nature, it offers a lovely outdoor retreat.

Additional benefits include gas central heating, double glazing, and off-road parking directly to the front of the property. There is also an extra allocated parking space located within a nearby compound, providing valuable convenience for households with multiple vehicles or visiting guests.

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.



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01903 739000  
littlehampton@glyn-jones.com



At an Average rating of

**4.9/5** ★★★★★



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## £280,000 Freehold



Nestled on the sunny West Sussex coastline, Littlehampton is a vibrant seaside town offering an attractive blend of coastal charm and modern convenience. Known for its award-winning beaches, picturesque riverside, and relaxed lifestyle, the town provides an ideal setting for both families and those seeking a peaceful coastal retreat.

Littlehampton boasts a lively marina, scenic waterfront walks, and the striking East Beach Café an architectural landmark overlooking expansive sandy shores. The town centre offers a mix of independent boutiques, cafés, and everyday amenities, while the nearby South Downs National Park presents endless opportunities for outdoor adventure.

With excellent transport links to Worthing, Chichester, and London, plus well-regarded local schools and a warm community atmosphere, Littlehampton continues to grow as one of the South Coast's most appealing places to live.



Council Tax Band B

Energy Performance D (68)

WITH OVER... **500** COMPANY REVIEWS At an Average rating of **4.9/5**

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