

80 Parkside Avenue, Littlehampton,  
West Sussex BN17 6BJ  
£450,000 - Freehold

Glyn-Jones



Total Approx. Floor Area 1597 ft² ... 148.4 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

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Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com



Glyn-Jones and Company are delighted to offer for sale this spacious detached chalet style home in a sought after tree lined Road.

The property offers an entrance porch, a cloakroom, a triple aspect 21ft lounge, a dining hall, and a kitchen/breakfast room with an integral oven and hob. To the first floor there is a modern shower room, newly fitted in 2024 and three bedrooms. At the rear, a heated conservatory offers lovely views over the garden and a tranquil space to relax. Additional benefits include gas-fired central heating and double glazing.

Externally, there is a stunning SOUTH FACING rear garden is beautifully maintained, mainly laid to lawn with well-stocked flowerbeds, a garden shed, outdoor lighting, and a water tap—ideal for gardening enthusiasts or simply enjoying outdoor living. The property features a detached 24ft GARAGE/WORKSHOP with power, light, a personal door to the garden as well as double doors to the front, which was reroofed in 2021. To the front, a spacious driveway offers parking for several vehicles.



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Property Information

Energy Efficiency Rating: E

Council Tax Band: E

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

Situated on the highly sought after Parkside Avenue, which is a beautiful tree-lined road and known for its spacious, detached homes, making it one of the area’s most desirable addresses. Parkside Avenue is just a short distance from Littlehampton town centre, where you’ll find a variety of shops, supermarkets, cafés, and restaurants. The popular seafront and beach are also within easy reach.

The area is well served by local schools, including River Beach Primary School, St Catherine’s Catholic Primary School, and The Littlehampton Academy for secondary education. There are also several nurseries and preschools nearby, making it a great location for families. For commuters, Littlehampton mainline railway station provides direct services to London Victoria, Brighton, and Portsmouth, while the nearby A259 and A27 offer excellent road links to the wider region.

