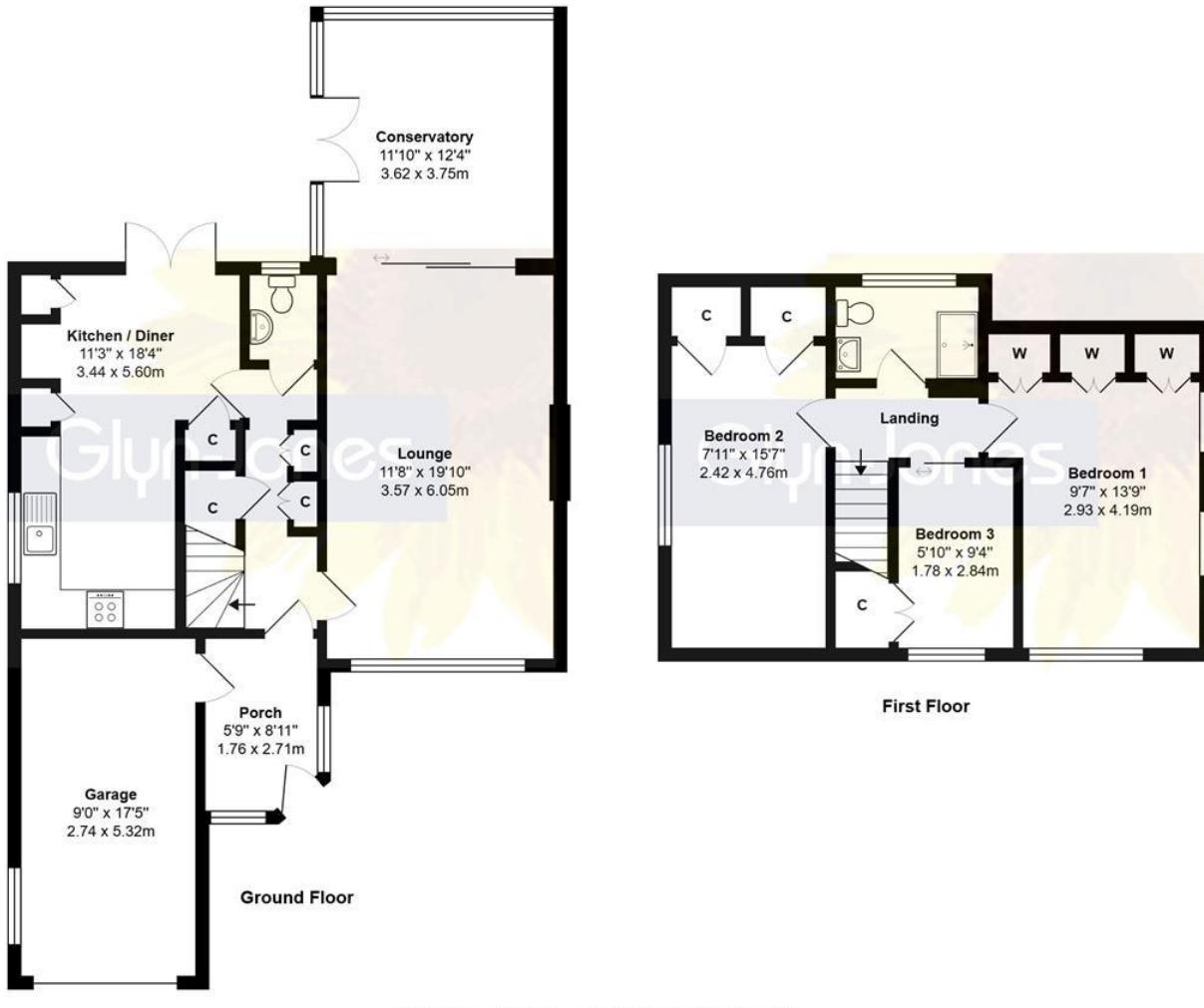




# 156 Highdown Drive, Littlehampton BN17 6HP

**£405,000 - Freehold**



Situated just a short distance from Littlehampton's renowned seafront and riverside walks, the location also places you within reach of an array of amenities. Highly regarded schools, local shops, and leisure facilities such as the Littlehampton Wave leisure centre are all within easy reach, while transport links via road and rail offer convenient access to Worthing, Chichester, and beyond.

WITH OVER...



At an Average rating of

4.9/5 ★★★★★



Littlehampton Office  
01903 739000  
[www.glyn-jones.com](http://www.glyn-jones.com)



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



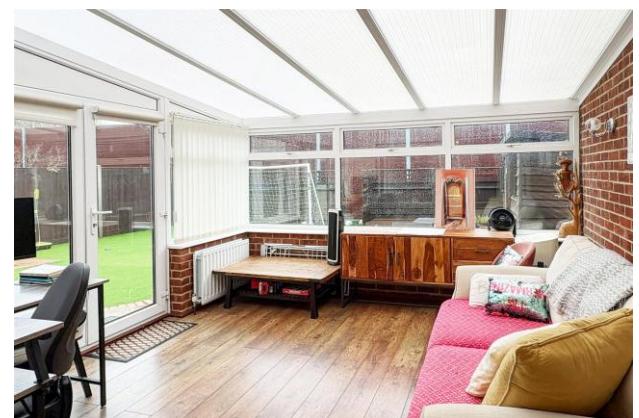
Favourably situated in this popular road, this spacious detached chalet-style house offers versatile and contemporary living within a well-established residential neighbourhood. Set back with its own private driveway and integral garage, the property provides excellent curb appeal, enhanced by its modern design and landscaped surroundings.

Upon entering, an inviting and spacious porch leads to a entrance hall. The west-facing lounge is generously proportioned, filled with natural light, and features direct access to a bright conservatory. Overlooking the attractive, low-maintenance gardens.

The heart of the home is a superbly refitted kitchen/dining room, boasting a double aspect and finished with sleek modern shaker-style cabinets, marble-effect worktops, and a range of integrated appliances. There is ample room for a dining table and chairs, making it perfect for informal family meals or sociable occasions. Double casement doors open directly onto the large, paved patio, offering seamless indoor-outdoor living in the summer months.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

# 156 Highdown Drive, Littlehampton BN17 6HP £405,000 - Freehold



Upstairs, two generous double bedrooms come with built-in storage, while a smaller third room, benefitting from overstairs storage, serves equally well as a nursery, study, or dressing room. The fully tiled, contemporary shower room provides a touch of luxury, complemented by a convenient, refitted cloakroom on the ground floor.

Further practical benefits include gas central heating, double glazing throughout, and an integral garage with lighting, power, and a secure roller door.

Outdoors, the rear garden has been thoughtfully designed for easy upkeep, with an extensive patio, artificial lawn, a substantial timber shed, rear pedestrian access and useful gated side entry. Whether entertaining friends or enjoying quiet afternoons in the sun, this garden is sure to be enjoyed all year round.

Energy Efficiency Rating: D

Council Tax Band: E

We recommend you have this verified by your legal representative at your earliest convenience.

