



Ground Floor

First Floor

Total Approx.Floor Area 859 ft² ... 79.8 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

Council Tax Band - D  
Energy Efficiency Rating – C

WITH OVER...



At an Average rating of 4.9/5 ★★★★★



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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

## 39 Windward Close, Littlehampton West Sussex BN17 6QX Offers Over £310,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this extended link-detached family home, offering flexible and well-proportioned accommodation throughout. The property features three bedrooms, with an additional fourth bedroom that could alternatively serve as a reception room, home office, or playroom—providing excellent versatility for modern family living.

The spacious lounge offers a comfortable main living area, while the fitted kitchen/breakfast room provides a practical and sociable space for everyday meals and entertaining. A family bathroom serves the upstairs bedrooms, and the home benefits from gas-fired central heating and double glazing throughout.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



**39 Windward Close, Littlehampton, West Sussex BN17 6QX**  
**Offers Over £310,000 - Freehold**



The location is approximately equal distance from both Rustington village centre with its comprehensive range of shops and Littlehampton town centre with shopping precinct and mainline railway station; both of which are found within a 2 mile radius.

The seafront, with it's promenade and a variety of leisure amenities including the 'Wave ' Leisure Centre and Mewsbrook Park can be found within approximately 1.5 miles. Local bus routes to neighbouring areas also operate nearby.



Outside, the fully enclosed rear garden is mainly laid to lawn and features a large 13'10 x 7'10 timber workshop/shed with a concrete floor, ideal for storage or hobby use. A driveway to the front offers off-road parking.

While the property has been well maintained, it could benefit from some cosmetic updating, offering a fantastic opportunity for buyers to personalise and add their own touch.

