



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 error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by 1st Image 2025

Property Tenure: Freehold  
Council Tax Band: C  
Energy Efficiency Rating: D  
You are advised to have this confirmed by your legal representative at your earliest opportunity.

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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.

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## 2 North Ham Road Road, Littlehampton BN17 7AR £400,000 - Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer this stunning end-of-terrace FIVE BEDROOM Victorian Home which has been beautifully modernised throughout and is offered with NO FORWARD CHAIN.**

This exceptional end-of-terrace Victorian house offers over 1500 sq ft of accommodation and has been tastefully modernised while retaining its period charm. This spacious and stylish home is beautifully presented with neutral décor and quality finishes throughout.

On the ground floor, a generous entrance hallway welcomes you in, with stairs leading to the upper floors. The open-plan lounge and dining area is filled with natural light from a large bay window. To the rear, the impressive kitchen/breakfast room boasts integrated appliances, a charming boxed bay window with a seat, and ample space for a dining table and chairs. A utility cupboard area and a modern shower room complete the ground floor layout. The first floor features a split-level landing providing access to three double bedrooms and a contemporary family bathroom. The second floor offers two additional well-proportioned bedrooms. Additional features include double glazing, gas-fired central heating, and a tasteful blend of modern comfort with period character.



# 2 North Ham Road Road, Littlehampton BN17 7AR

## £400,000 - Freehold



North Ham Road is a well-positioned residential street in the Wick area of Littlehampton, just a short walk from the town centre, train station, and scenic riverside paths leading to West Beach. The area offers a great mix of coastal charm and convenience, with local shops, parks, and transport links all close by.

The property is ideally located for families, with several nearby primary schools including River Beach Primary School and White Meadows Primary Academy, both rated Good by Ofsted. Secondary education is provided by The Littlehampton Academy (approx. 0.5 miles), with further options like The Angmering School and St Philip Howard Catholic School a short drive away.



Outside, the westerly rear garden is fully enclosed and designed for low maintenance, with a spacious decking area leading down to a shingled section with a storage shed. A gated access provides convenient entry. The front garden is attractively landscaped with established flower beds and a path leading to the front door.

Currently operated as a successful Airbnb, this spacious home would also suit a multi-generational household or a growing family seeking adaptable living space in a convenient location.

