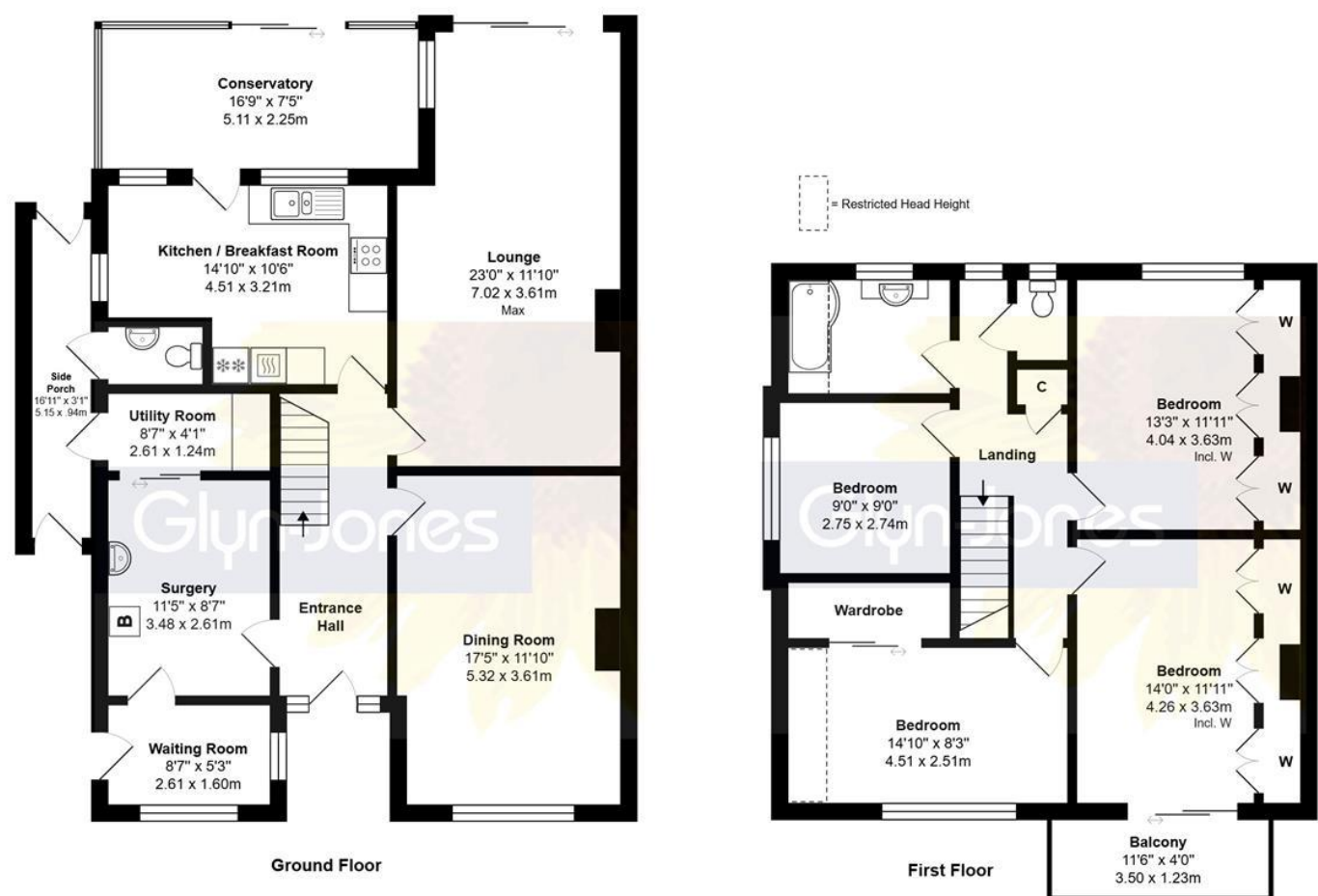


24 St. Floras Road, Littlehampton,
West Sussex BN17 6BB

Glyn-Jones

Offers in of Excess Of £500,000 - Freehold



Total Approx. Floor Area 1903 ft² ... 176.8 m² (Excluding Balcony)

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



Available for the first time in nearly 50 years, this substantial 1930s semi-detached house offers a rare opportunity to acquire a well proportioned family home with character, space, and versatility. Set on a generous plot, the property benefits from a large driveway with space to accommodate multiple vehicles, as well as a mature west-facing garden.

The accommodation includes four double bedrooms, three of which feature built-in wardrobes, providing ample storage. The principal bedroom enjoys access to a private east-facing balcony, ideal for enjoying morning tea or coffee in the sunshine. This elevated outdoor space provides views over the surrounding area, a unique feature rarely found in homes of this type.

The ground floor provides flexible living space, including two formal reception rooms, a kitchen/breakfast room and a conservatory. There is also a further reception area, currently used as a surgery, which could easily be repurposed as a home office, playroom, or studio.

The modern family bathroom is fitted with a Jacuzzi-style bath with a shower above and is complemented by a separate WC, along with an additional WC on the ground floor.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

Glyn-Jones

Littlehampton Office
01903 739000
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

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The property benefits from gas-fired central heating and double glazing throughout. This home has clearly been well cared for over the years and presents a solid foundation for personalisation or extension, subject to the necessary consents.

The property also benefits from solar panels installed on the southern gable end of the roof, which contribute not only to improved energy efficiency but also provide the current owner with an annual income in excess of £1,000 through the Feed-in Tariff scheme. This feature offers both environmental and financial advantages for the new owner.

Externally, the mature and secluded west-facing rear garden is mainly laid to lawn, with a paved patio area, pond, and a garden shed, offering a pleasant and manageable outdoor space. A covered lean-to along the side of the property provides additional storage space.

To the front there is a large driveway providing extensive off road parking for multiple vehicles.

