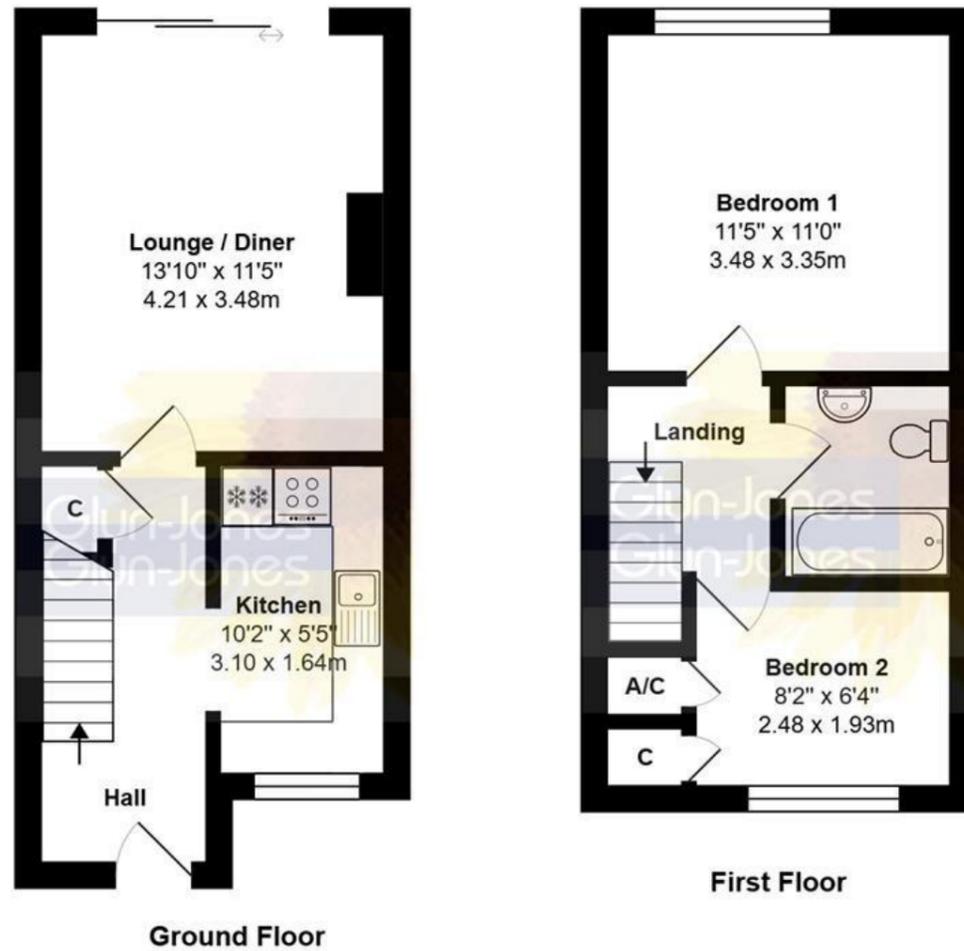


**3 Hampton Court, River Road
Littlehampton BN17 5BN
£185,000 – Freehold**



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 2026



Glyn-Jones and Company are delighted this mid-terraced home which offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The accommodation briefly comprises an entrance with stairs to the first floor and useful storage below, a spacious lounge with patio doors, and a fitted kitchen with a range of base and eye level units and work surface space. Upstairs, the property features two bedrooms and a family bathroom. The property benefits from gas fired central heating and double glazing throughout, while requiring some cosmetic updating, allowing the new owner to add their own personal touch.

Externally, the home enjoys a private enclosed low maintenance courtyard garden. In addition, residents have access to communal gardens and benefit from an allocated off-road parking space.

NO FORWARD CHAIN.

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.

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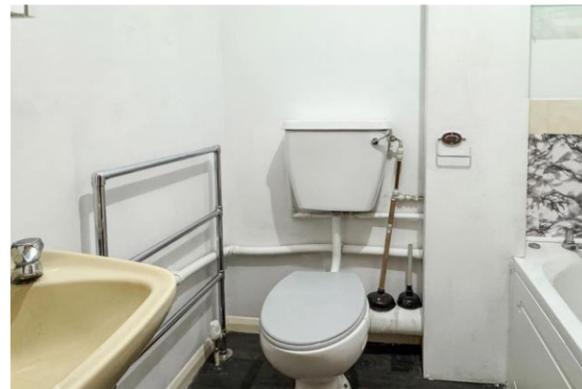
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Hampton Court is conveniently positioned close to the River Arun, offering easy access to attractive riverside walks and open green spaces, while not being directly on the river itself.

Littlehampton town centre is within easy reach, providing a wide selection of shops, supermarkets, cafés, and restaurants, together with leisure facilities and everyday amenities. The town's seafront and award-winning beaches are also nearby, offering a traditional coastal lifestyle.

Transport links are excellent, with Littlehampton railway station providing direct services to London and other south coast destinations, and convenient road access via the A259 and A27.



Tenure: Freehold

Energy Efficiency Rating: C

Council Tax Band: B

Estate charge: April 2025 to March 2026 £750.00

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

