

**10 Lammas Close, Littlehampton,
West Sussex BN17 6HU**
£325,000 – Freehold



Total Area: 1006 ft² ... 93.4 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 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

Energy Efficiency Rating:

Council Tax Band: C

WITH OVER...



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

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.



Littlehampton Office
01903 739000
www.glyn-jones.com



Glyn-Jones and Company are delighted to offer for sale this extended end of terrace house which, in our opinion, is presented in very good, clean decorative order throughout.

The ground floor features a good sized hallway with stairs to the upper floor and access to an extended south facing lounge/diner, providing a bright and spacious reception area with bi-fold doors overlooking and leading to the rear garden. The feature modern kitchen is fitted with a range of integral appliances, complemented by a breakfast bar and a useful larder cupboard, offering ample storage and workspace. A ground floor cloakroom completes the ground floor accommodation.

To the first floor, there are three bedrooms along with a family bathroom fitted with a shower over the bath and a white suite. The first floor landing also gives access to the loft area, which is accessed via a fixed fold down ladder. Further benefits include gas fired central heating and double glazing throughout.

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Lammas Close is a small cul-de-sac located to the North of Littlehampton town centre. Local primary schools are close by. Littlehampton Academy is also within 1 mile.

The town centre and mainline railway station are also within 1.5 miles. The area also allows access to Brighton, Worthing and Portsmouth along the A259.



Externally, the property boasts a south facing rear garden, laid to lawn with a patio area and a garden shed. There is a further area to the side of the property which has an access gate which leads to the front.

The front garden is laid to lawn with a footpath to the front door and is open plan. Additionally, there is a compound garage located in a nearby compound.

