



Total Area: 984 ft² ... 91.4 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 2025

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



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**32 Colebrook Road,
Littlehampton BN17 7NS
£245,000 - Freehold**

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this spacious extended three bedroom semi-detached home with garden room, garage and NO FORWARD CHAIN.

The accommodation comprises a bay fronted lounge, a full width kitchen/breakfast room and a bright and versatile garden room, perfect as a second lounge, dining room, or home office. To the first floor there are three good-sized bedrooms, along with a modern family bathroom with shower. The property benefits from gas-fired central heating via a modern combi boiler and double glazing throughout.

To the rear, you'll find a low-maintenance, SOUTH FACING garden which is laid to shingle for ease of maintenance and is fully enclosed with timber panelled fencing with a access gate. The open-plan front garden is laid to lawn, offering an attractive approach to the property.

A garage with an up-and-over door is located nearby, complemented by a driveway to the front providing additional off-road parking.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

32 Colebrook Road, Littlehampton BN17 7NS

£245,000 - Freehold



Tenure: Freehold
Council Tax Band: B
Energy Efficiency Rating: D

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

Colebrook Road is located just 0.7 miles of Littlehampton which benefits from the railway station, offering direct links to Brighton, Portsmouth, and London. The area also benefits from excellent local amenities, including Morrisons, Farmfoods, and a range of shops and services within walking distance.

Families will appreciate the nearby Mewsbrook Park, with its boating lake, café, and play areas. The property is also well served by local schools, with Lyminster Primary, White Meadows, St Catherine's, and River Beach Primary all close by. Secondary options include The Littlehampton Academy, just a short distance away, along with The Angmering School and St Philip Howard Catholic School, both within easy reach.

