

89 St. Marys Close, Littlehampton BN17 5QQ

£635,000 - Freehold

Glyn-Jones



- Extended Detached House
- Feature Open-plan Family Room/Kitchen
- First-floor Bathroom + Separate WC
- Attractive Rear Garden
- Popular Location
- Three Bedrooms (En Suite to Bedroom Two)
- Lounge with Wood Buning Stove
- Ground Floor Cloakroom
- Off-road Parking
- EER: TBC

It is our pleasure to present this extremely well-appointed and extended detached house to the market, situated within a highly regarded residential location close to amenities.

Briefly described, the bright and spacious accommodation comprises; three good size bedrooms, one of which boasts an en suite shower room; an outstanding family room encompassing a stylish open-plan kitchen with range of integrated appliances, feature roof lantern, and bifold doors leading to the rear garden; west facing lounge with wood burning stove and deep bay window; first-floor bathroom with adjacent separate WC; and a ground floor cloakroom.

The aforementioned garden is a further impressive quality incorporating a sizeable workshop (approx. 14ft x 9ft), raised patio area, gated side access, and rear access into the attached garage, via a garden store room. To the front of the property there is a resin driveway enabling parking for at least 3 standard sized vehicles.

Additional attributes include; a generous entrance hall; double glazing; gas central heating; an array of built-in storage; contemporary floor coverings and attractive décor throughout; and a large loft space with ladder access.

St Marys Close is a particularly popular road, equidistant to Littlehampton's picturesque seafront/riverside boasting numerous attractions/eateries, and the town centre, with shopping precinct and mainline railway station.

Notably, the position of the property also allows easy access to the The Littlehampton Academy, The Park Surgery, Littlehampton Health Centre, library, and several bus routes.

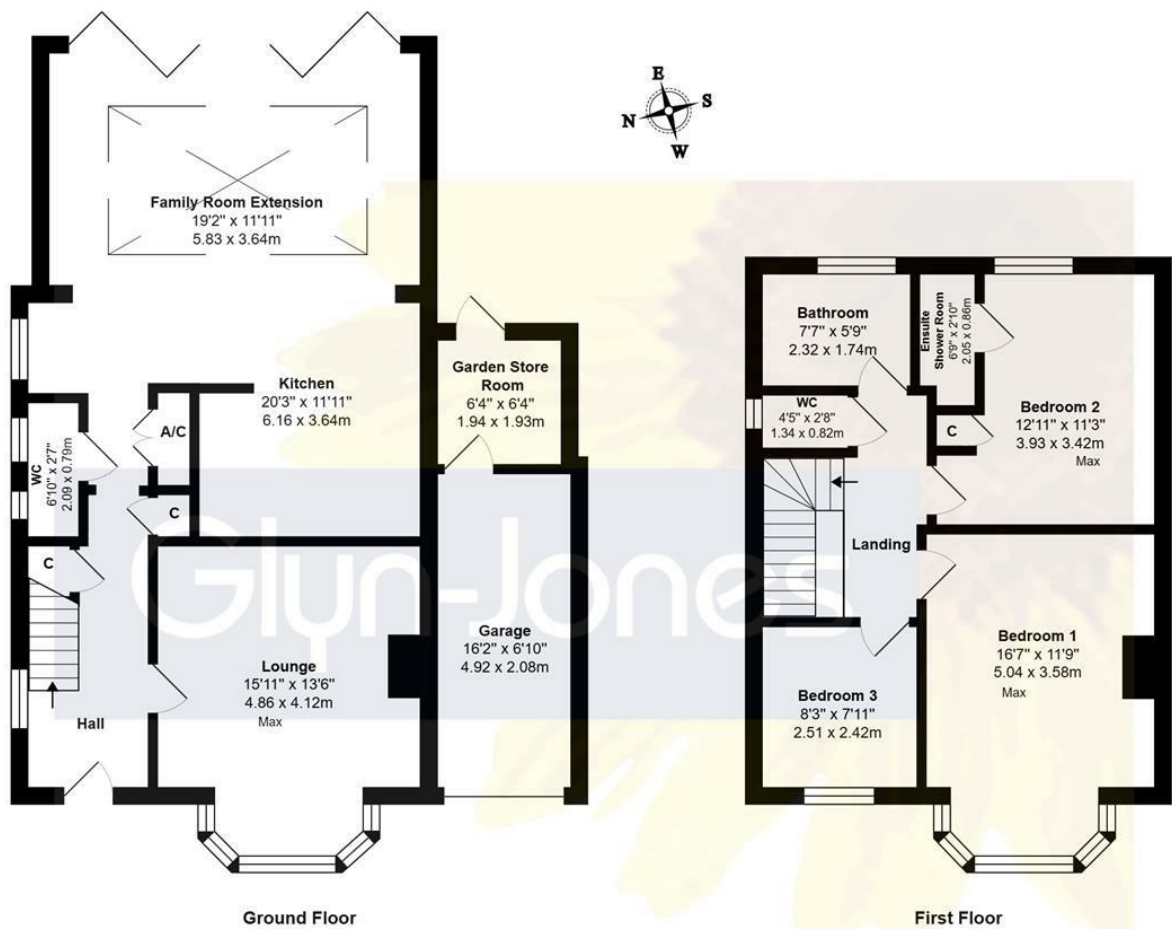
AGENT'S NOTE: We thoroughly recommend arranging a viewing of this wonderful family home to fully appreciate the generous and well-presented accommodation on offer.



At an Average rating of
4.9/5 ★★★★★



Glyn-Jones & Company
Littlehampton
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Total Approx.Floor Area 1512 ft² ... 140.4 m² (Includes Garage & Utility)
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

TENURE - Freehold

Council Tax Band: E
Energy Performance Rating:

AGENT'S 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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