



Total Approx. Floor Area 979 ft² ... 91.0 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 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



**77, Manning Road, Wick  
Littlehampton BN17 7HX  
£325,000 Freehold**

**Glyn-Jones**



Offered to the market for the first time in over 50 years, this much-loved family home presents a rare and exciting opportunity to acquire a solid 1950s-built semi, set on a sizable corner plot in a sought-after residential road on the outskirts of Littlehampton, West Sussex.

The property offers excellent potential to extend and enhance (subject to the usual permissions), making it ideal for those looking to add value or create a long-term family home. Inside, the accommodation includes three well-proportioned bedrooms and a spacious kitchen/breakfast room. The home benefits from gas central heating and replacement double glazing, ensuring comfort and efficiency throughout the year.

Outside, the generous corner plot provides ample space for further development, including the potential to build a garage. Situated in a popular and well-established neighbourhood, the location offers easy access to local amenities, schools, and transport links, making it a convenient choice for families and commuters alike.

This chain-free property is ready for its next chapter—whether you're a first-time buyer, an investor, or simply looking for a home to make your own, this is a superb opportunity not to be missed.

**Early viewing is highly recommended.**



Littlehampton Office  
01903 739000  
littlehampton@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.



At an Average rating of

**4.9/5** ★★★★★



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A coastal, family-friendly location just over a mile from Littlehampton station and minutes from the A284.

Nestled on Manning Road, this established residential area offers a mix of mainly semi-detached homes and bungalows with gardens, appealing to both homeowners and retirees. The neighbourhood has modest living costs, low crime, and easy access to schools, healthcare, shops, and bus routes.



Energy Efficient Rating: TBC | Council Tax Band: B

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