

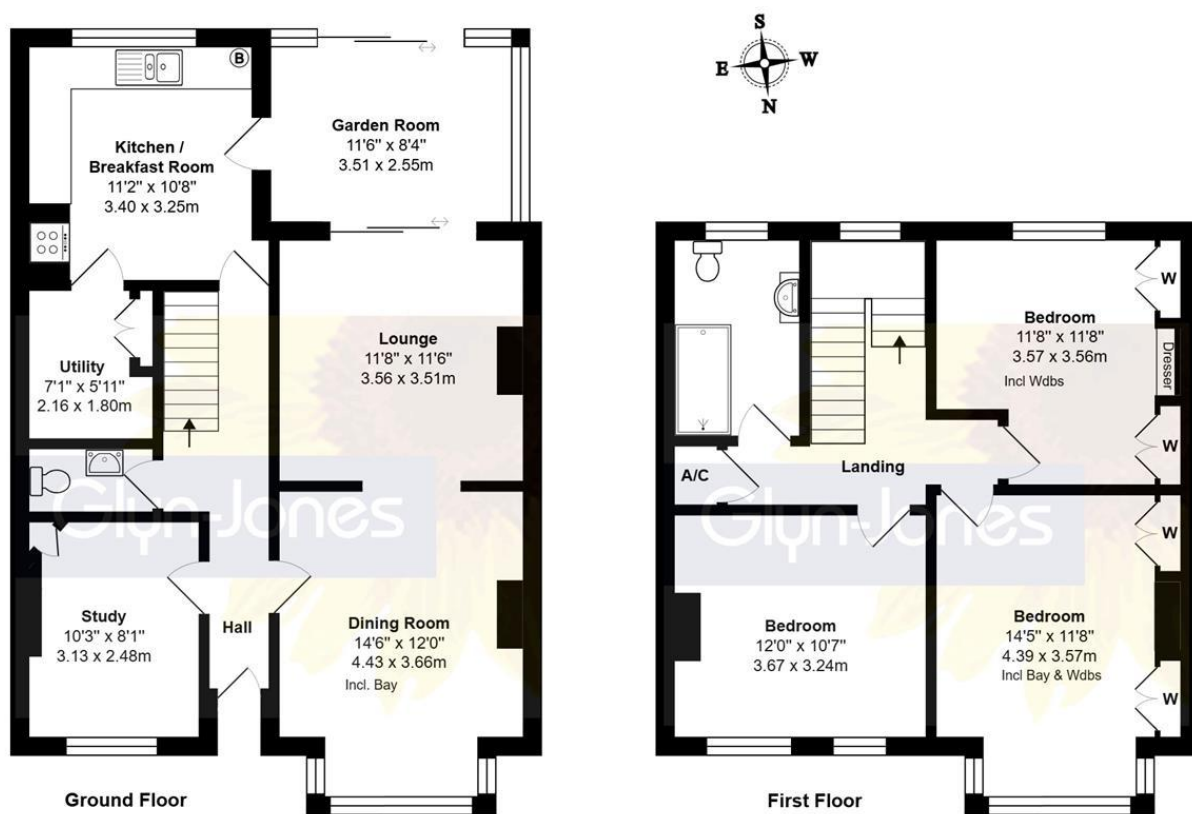
**31 Clun Road, Littlehampton,
West Sussex BN17 7DZ
£325,000 – Freehold**



Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this popular style terraced house with an attractive double frontage, offering spacious and well balanced accommodation throughout.

The ground floor comprises an inviting entrance hall with stairs rising to the first floor, a generous open plan lounge/diner featuring a bay window to the front and sliding doors opening into the garden room to the rear. There is also a kitchen/breakfast room with a range of base and level units as well as space for a breakfast table, a separate utility room, a study/further reception room and a ground floor cloakroom. To the first floor is a spacious landing area giving access to three double bedrooms and a modern shower room.

The property benefits from double glazing and gas fired central heating. The property is presented in a good clean and tidy order, although it could benefit from some cosmetic updating, offering excellent potential for a purchaser to personalise to their own taste.



Total Area: 1388 ft² ... 128.9 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 2020

Property Information:

Council Tax Band: D

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Tenure: Freehold

Energy Efficiency Rating: TBC

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



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Clun Road is a popular residential area within less than one mile of Littlehampton town centre.. The location benefits from convenient access to local amenities including shops, schools, and parks. Nearby transport links provide easy connections to the town and beyond via local bus routes and the mainline railway station.

Littlehampton also offers scenic walks along the banks of the river Arun, a beautiful sea front where many attractions can be found, including Harbour park and the Marina.



Externally, the delightful south facing rear garden is well tended and enjoys a good degree of privacy, with mature shrubs and trees, flower beds, a sunken pond, an area laid to lawn and a patio seating area. To the rear there is a garage and a parking space positioned to the side of the garage. The front garden is enclosed, adding to the property's overall appeal.

Offered for sale with no forward chain.

