



Total Area: 1001 ft<sup>2</sup> ... 93.0 m<sup>2</sup>

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

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.



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## 29 East Ham Road, Littlehampton, West Sussex BN17 7AP £250,000 – Freehold



Glyn-Jones and Company are delighted to offer this terraced Victorian house.

This characterful home features a spacious lounge with a feature bay window and an open plan kitchen/diner. To the first floor, the property benefits from two well proportioned bedrooms with built -in storage and a bathroom along with a separate WC. Additional features include double glazing and gas fired central heating.

Externally, the property boasts a south-facing rear garden which is laid to lawn and patio with a brick built BBQ. There are mature shrubs and bushes to the side.

Offered to the market with no forward chain, this home presents a fantastic opportunity for buyers looking to put their own stamp on a property, as some cosmetic updating is required.

# 29 East Ham Road, Littlehampton, West Sussex BN17 7AP

## £250,000 – Freehold



The property is situated on the south side of East Ham Road. This established residential road lies conveniently close to the town centre, seafront and promenade, offering easy access to a range of shops, cafés, leisure facilities and mainline rail services providing links along the coast and to London.

There are several well regarded schools within close proximity, including River Beach Primary School, White Meadows Primary Academy and St Catherine's Catholic Primary School for primary education. Secondary provision is served by The Littlehampton Academy, which offers education through to sixth form, with further options available in nearby Angmering. These amenities, combined with the town's coastal setting, contribute to East Ham Road's appeal as a convenient.



Tenure: Freehold

Council Tax Band: C

Energy Efficiency Rating: D

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