



Total Approx. Floor Area 1349 ft² ... 125.3 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

Council Tax Band - C  
Energy Efficiency Rating – tbc

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



Littlehampton Office  
01903 739000  
www.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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 5 Connaught Road, Littlehampton West Sussex BN17 6ER £340,000 - Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this attractive older-style terraced house, featuring charming flint elevations and a wealth of character throughout. The property offers well-balanced and spacious accommodation across two floors, making it an ideal family home or opportunity for buyers seeking generous living space with period charm.**

The house comprises three double bedrooms and a spacious open-plan lounge/diner, perfect for modern family living or entertaining guests. A modern fitted kitchen offers ample worktop and storage space, while the ground floor also includes a stylish shower room with WC. On the first floor, a well-appointed bathroom benefits from both a bath and a separate shower, accessed via a characterful split-level landing.

The home is presented in neutral décor throughout and includes a range of period features such as decorative coving and traditional skirting boards. New carpets were laid in the majority of the house in May 2025, with the remaining areas finished in durable laminate and ceramic tile flooring. Additional benefits include gas-fired central heating and double glazing.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



5 Connaught Road, Littlehampton, West Sussex BN17 6ER  
£340,000 - Freehold



Littlehampton is a seaside resort town, on the east bank at the mouth of the River Arun, nearby towns include Bognor Regis to the west and Worthing to the east. A mainline railway station provides a direct service to London Victoria and Gatwick Airport.

Littlehampton enjoys a wide range of restaurants and amenities including the marina, links golf course and well publicised East Beach Cafe. Local Primary schools are also within close proximity.



Outside, the enclosed rear garden features a patio area, lawn, and attractive sunken flower beds—ideal for relaxing or outdoor dining.

This charming and well-maintained property is ready to move into and viewings are highly recommended to appreciate the quality and space on offer.

