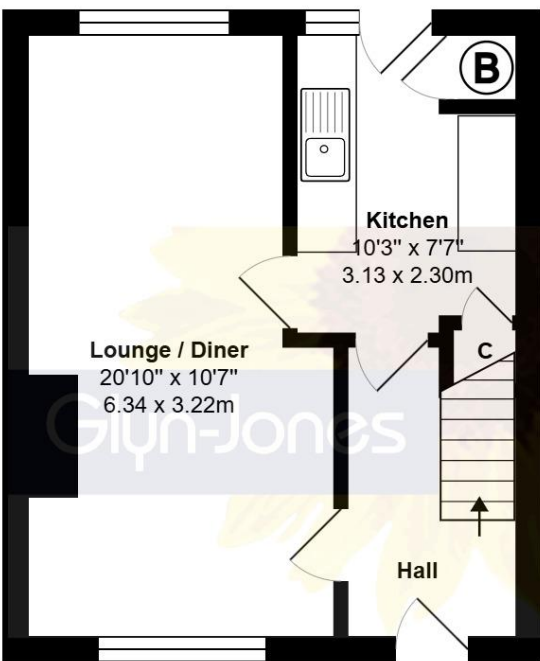
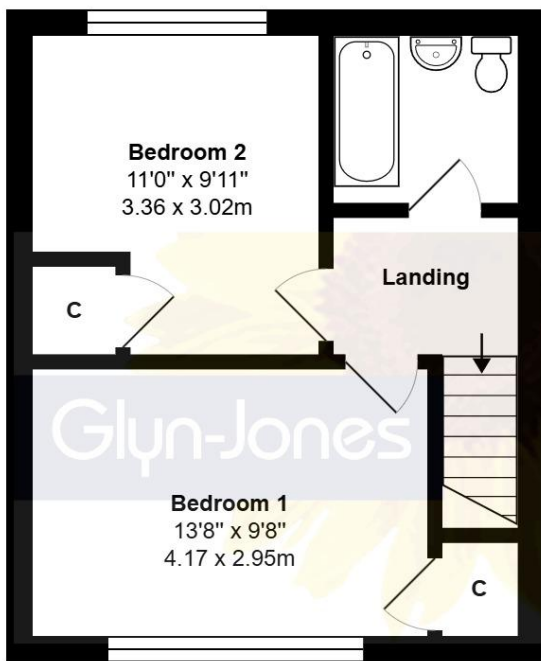


14 Manning Road, Littlehampton  
BN17 7HT  
£235,000 Freehold

Glyn-Jones



Ground Floor



First Floor

Total Area: 701 ft² ... 65.1 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 2026



Offered for sale with no onward chain, this older-style two-bedroom mid-terrace home is ideally situated within a popular development on the outskirts of Littlehampton.

Representing an excellent opportunity for first-time buyers, downsizers, or investors, the property would benefit primarily from cosmetic updating, offering superb potential to enhance, add value, and create a beautifully personalised home.

The well-proportioned accommodation comprises an impressive 20ft lounge/dining room, ideal for both relaxing and entertaining, two generous double bedrooms (with the principal bedroom featuring a deep recessed storage cupboard), a fitted kitchen, and a family bathroom. Additional benefits include double glazing and gas central heating for year-round comfort.

Outside, the property enjoys both front and rear gardens, with the rear garden particularly noteworthy for its desirable southerly aspect perfect for making the most of the sunshine throughout the day and ideal for outdoor dining or relaxation.

Early viewing is highly recommended to fully appreciate the potential this home has to offer.



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**£235,000 Freehold**



**Energy Efficient Rating: TBC**  
**Council Tax Band: B**

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 is a seaside town located on the south coast of England in the county of West Sussex. Situated at the mouth of the River Arun, it is known for its attractive beaches, historic harbour, and traditional seaside charm.

The town offers a mix of leisure, tourism, and maritime activities, with highlights including the award-winning East Beach, the iconic East Beach Café designed by Thomas Heatherwick, and the family-friendly Harbour Park amusement area.

Littlehampton also boasts a scenic riverside, a working marina, and easy access to the South Downs National Park. It is well-connected by road and rail, making it a popular destination for both visitors and residents seeking a coastal lifestyle.

