



Total Approx. Floor Area 980 ft² ... 91.0 m² (Includes Former Garage / Store Room)

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

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](http://www.glyn-jones.com)



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 72 Courtwick Road, Littlehampton, West Sussex BN17 7NR Offers In Excess Of £325,000 - Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this well presented extended semi detached bungalow, with no forward chain.**

The accommodation comprises; an entrance hall, three generously sized double bedrooms, a bright L-shaped living and dining room with two boxed skylights and bi-fold doors open directly onto the rear garden, enhancing the sense of space and bringing the outdoors in. There is also a modern fitted kitchen with ample storage and worktop space, along with a stylish and contemporary shower room. Throughout the property, neutral décor creates a light and airy feel, complemented by double glazing and gas-fired central heating. In addition to its current layout, the property also offers excellent potential for further extension with a loft conversion, subject to the necessary planning permissions.

Outside, the good-sized rear garden is mainly laid to lawn and benefits from a raised seating area, beautifully covered by a pergola - perfect for outdoor dining or enjoying the sunshine. A former garage in the garden has been converted into a very useful storage room, offering great flexibility. To the front, a driveway provides convenient off-road parking.

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**72 Courtwick Road, Littlehampton, West Sussex BN17 7NR**  
**Offers In Excess Of £325,000 - Freehold**



Courtwick Road is located within half a mile of Littlehampton town centre, boasting a range of shops and restaurants. Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly. Littlehampton train station is also located in the town centre. The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.

Closer to hand is the local convenience store, located within a few hundred metres. Wick shopping parade is also within close proximity offering a range of convenience stores and takeaways.



**Property Information:**

Tenure: Freehold  
Energy Efficiency Rating: TBC  
Council Tax Band: C

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

