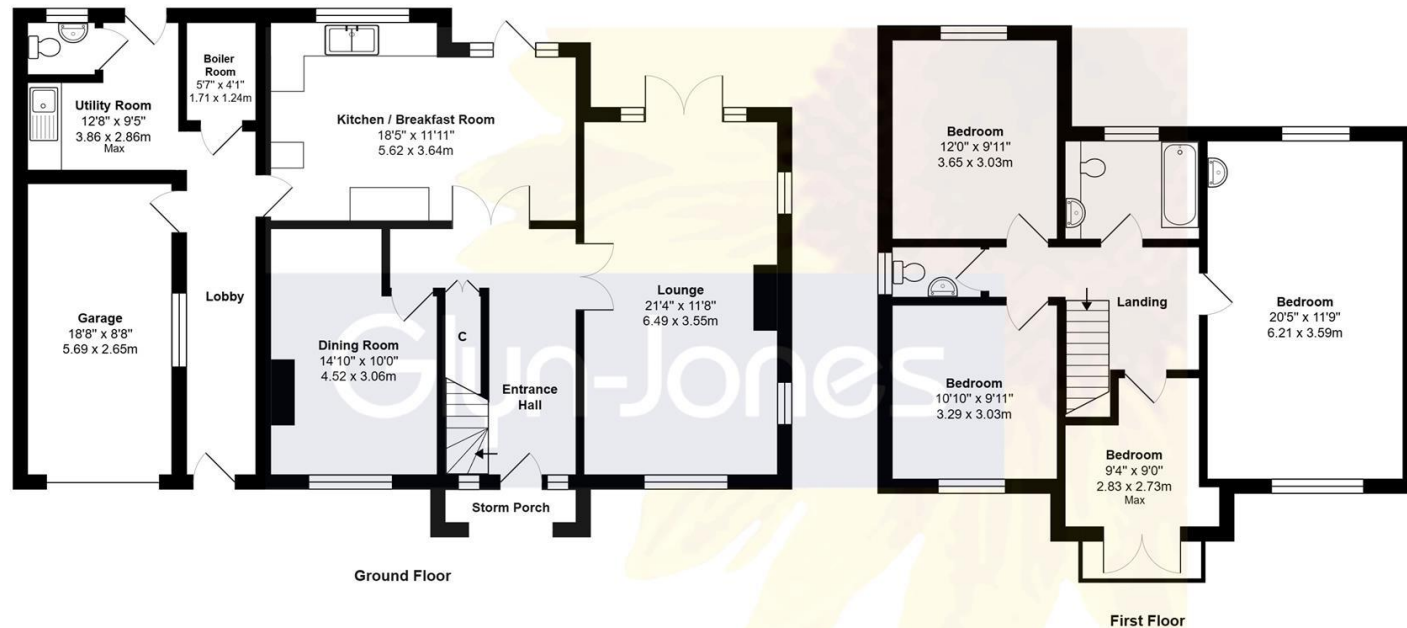


**87 St, Marys Close, Littlehampton,  
West Sussex BN17 5QQ**  
**Offers in Excess of £575,000 – Freehold**

**Glyn-Jones**



Total Area: 1744 ft<sup>2</sup> ... 162.0 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



**Glyn-Jones and Company are delighted to offer for sale this attractive 1950s double fronted detached house, situated within a desirable private road location. The property offers spacious and versatile accommodation and has been rewired, replastered, replumbed, and modernised throughout by the current vendor.**

The property features an inviting entrance hall accessed via a feature wooden door with stained glass inserts. The hallway benefits from attractive porcelain tiled flooring, stairs rising to the first floor, and a useful double opening understairs cupboard. The accommodation comprises two reception rooms, including a bright and spacious triple aspect living room with attractive parquet flooring. The feature kitchen/breakfast room benefits from underfloor heating and is complemented by a separate utility room and a convenient ground floor WC. To the first floor there are four bedrooms, with the impressive master bedroom enjoying a dual aspect outlook. The accommodation is served by a modern fully tiled bathroom with shower, together with an additional separate WC. Further benefits include gas fired central heating and double glazing throughout.

Please note: There is a private road charge of £230.00 (approx.) per annum.  
 Council Tax Band: F Energy Efficiency Rating: TBC  
 We recommend you have this verified by your legal representative at your earliest convenience.

WITH OVER...  
**500** COMPANY REVIEWS NOW RECEIVED  
 At an Average rating of **4.9/5** ★★★★★

**Glyn-Jones**  
 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.

## 87 St, Marys Close, Littlehampton, West Sussex BN17 5QQ Offers in Excess of £575,000 – Freehold



St Mary's Close is a quiet residential cul-de-sac located within the popular coastal town of Littlehampton. The area offers a peaceful neighbourhood setting while remaining conveniently close to local amenities, schools, shops, and transport links. Residents benefit from easy access to Littlehampton's seafront, riverside walks along the River Arun, and the town centre, which provides a range of supermarkets, cafés, restaurants, and leisure facilities.

The property is well placed for a selection of local schools, including St Catherine's Catholic Primary School, River Beach Primary School and The Littlehampton Academy, making the location particularly appealing for families. The area also offers good road and rail connections to nearby towns including Worthing and Brighton.



Externally, the property boasts a well-maintained front garden laid to lawn with attractive flower beds and a footpath leading to the storm porch covered front door. A driveway is positioned to the side of the property, whilst the frontage is enclosed by low level walls.

The enclosed rear garden features a patio area, covered seating space, and mature shrubs and bushes providing a good degree of privacy. In addition, there is a garage, driveway parking, and the advantage of being positioned within a sought-after private road setting.

