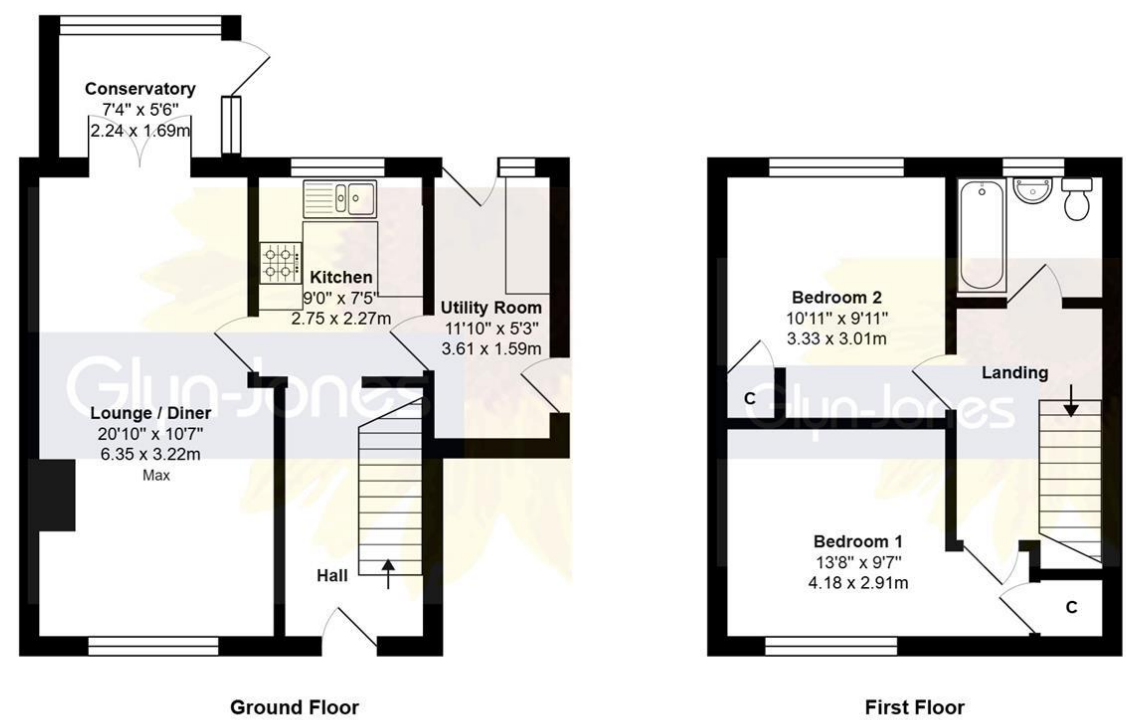


11 Manning Road, Littlehampton
West Sussex BN17 7HT
£260,000 Freehold

Glyn-Jones



Total Approx.Floor Area 833 ft² ... 77.4 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



Two Bedroom Mid Terrace Home | NO ONWARD CHAIN | Off Road Parking | Spacious Living/Dining Room | Conservatory | Kitchen + Utility Room | Two Double Bedrooms With Built-In Storage | Family Bathroom | Low Maintenance Rear Garden With Storage Shed | Convenient Location - Close To Amenities | Gas Central Heating | Double Glazing | Viewing Advised To Avoid Disappointment

Glyn-Jones & Company are pleased to offer for sale this well-presented two-bedroom mid-terrace house situated in a popular residential area of Littlehampton. The property is offered with NO ONWARD CHAIN and provides bright and spacious accommodation throughout.

On the ground floor there is a generously sized entrance hall leading to a large 20ft living/dining room with plenty of space for both seating and dining. A fitted kitchen provides ample storage and worktop space and a useful adjoining utility room allows for further appliances. There is access into the garden from both the conservatory and utility room as well as access to the front of the property via a separate door from the utility. Upstairs the property benefits from two good-sized double bedrooms, each with built-in storage cupboards, and a modern family bathroom. The layout is practical and well-planned, providing ample storage and comfortable living space for first-time buyers, downsizers or small families.



Littlehampton Office
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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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Additional attributes include gas central heating and double glazing throughout.

Externally the property has a brick-paved driveway providing off-road parking. The rear garden is low maintenance being mainly laid to patio and offers a private and enclosed space for outdoor enjoyment. A storage shed provides plenty of room for garden tools. Manning Road is located within easy reach of local shops, schools and public transport links, with Littlehampton's seafront, town centre and mainline railway station all close by. This chain-free property offers an excellent opportunity to purchase a well-located home with scope to make your own.



Energy Efficient Rating: C | Council Tax Band: B

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