

**32, 32a + 32b Gosden Road,  
Littlehampton, West Sussex BN17 6AD**  
£545,000 Freehold

**Glyn-Jones**



Total Approx. Floor Area 2230 ft<sup>2</sup> ... 207.2 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 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.

Energy Efficient Rating: TBC

Council Tax Band: C (32 Gosden Road), B (32a Gosden Road), B (32b Gosden Road)

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

WITH OVER...



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



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01903 739000  
littlehampton@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.



**Investment Opportunity | Three Self-Contained Dwellings | Three Bedroom House With Private Rear Garden | Two Bedroom Ground Floor Apartment With Private Garden | Two Bedroom First Floor Apartment With Private Garden | Off Road Parking - Scope For More (STP) | Requires Updating + General Refurbishment | Gas Central Heating | Double Glazing | Popular Residential Location | Close To Amenities | All Properties On Same Title | CHAIN FREE | Viewing Advised**

Glyn-Jones & Company are pleased to present to the market this strong INVESTMENT OPPORTUNITY with scope for improvement and increased rental returns. The listing comprises three self-contained dwellings: a three bedroom house with private rear garden and a pair of two bedroom flats, each benefiting from their own private garden. There is also off road parking with scope for further spaces (subject to permissions). Although the properties would benefit from some updating and general refurbishment, they offer excellent potential for investors or developers.



At an Average rating of

**4.9/5** ★★★★★



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# 32, 32a + 32b Gosden Road, Littlehampton, West Sussex BN17 6DY

£545,000



32 Gosden Road is a three bedroom house arranged over two floors. The ground floor includes an entrance hall, spacious living room, separate dining room with patio doors to the rear garden and an ample sized kitchen. Upstairs there are three bedrooms, all with built in storage, and a family bathroom with separate toilet.

32a Gosden Road is a two bedroom apartment with its' own private entrance located on the ground floor. It comprises an open-plan kitchen and living room, two good sized bedrooms and a family bathroom. The apartment also benefits from a private rear garden.

32b Gosden Road is a two bedroom apartment on the first floor accessed via its own private entrance. The accommodation includes an open-plan kitchen and living space, two good sized bedrooms and a bathroom. The property also benefits from a private rear garden.



All three dwellings benefit from gas central heating and double glazing.

Once updated, the three self-contained units have the potential to achieve strong yields in a popular and accessible residential area. We believe that number 32 (the three bedroom house) would achieve a rental figure in the region of £1450 PCM and the two apartments (32a and 32b) would achieve a rental figure in the region of £1250 PCM respectively (post refurbishment).

We are advised that all three dwellings form part of the same title.

Gosden Road backs on to Southfields Park and is well situated close to Littlehampton town centre, the seafront, and a range of local amenities including shops, schools, and transport links. Littlehampton Station and nearby road connections to the A259 and A27 make it convenient for commuters and residents alike.

This is a rare chance to acquire a substantial freehold investment with multiple income streams and significant scope to add value through improvement works. Ideal for landlords, developers, or investors seeking a project with long-term potential.

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