

47 Lansdowne Road, Littlehampton, West Sussex BN17 6JG £400,000 - Freehold

Glyn-Jones



Energy Efficiency Rating: D

Council Tax Band: D

You are advised to have this confirmed by your legal representative at your earliest opportunity

Glyn-Jones and Company are delighted to offer for sale this extended detached chalet-style house, available for the first time in over 40 years. This well-maintained and versatile home offers spacious and versatile accommodation throughout.

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.

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The property features a generous 30ft lounge, complete with a stunning full-length bay window that provides an abundance of natural light and enjoys views over the beautifully landscaped rear garden. There is also a separate dining room, offering additional reception space perfect for entertaining or family meals. A modern fitted kitchen includes a range of integral appliances and offers ample storage and worktop space. The ground floor also benefits from a fully tiled bathroom and a separate cloakroom, which is conveniently accessed from the garden which is ideal for outdoor gatherings or when working outside. The flexible layout includes two double bedrooms on the ground floor, while the first floor provides two further bedrooms. The upstairs bedrooms also benefit from lots of eaves storage, making excellent use of the space and helping to keep the rooms clutter-free. Additional features include gas fired central heating and double glazing throughout.

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Externally, the rear garden is a particular feature of the property. Thoughtfully landscaped, it includes numerous seating areas, mature shrubs and bushes, and well-stocked flower beds, all surrounding a central lawn. It's a private and peaceful space perfect for relaxing or entertaining.

The property also benefits from an attached garage, currently divided to create a potential office or hobby space, as well as TWO DRIVEWAYS providing ample off-road parking.

The property is in a convenient location within in Littlehampton, which is perfectly situated close to Morrisons superstore and bus routes, including the 700 Coastliner which stops nearby. With easy access to the A259 and A27, you can easily connect along the beautiful coastline towards neighbouring towns and cities including Brighton, Worthing, and Chichester.

Families will appreciate the close proximity to Lyminster and St. Catherine's primary schools, both within walking distance. For some outdoor fun, the recreation playground is just a short stroll away. And for those who enjoy a leisurely stroll by the sea, Littlehampton's seafront and promenade offer lovely coastal walks.

