

2 Beach Mews, Western Road,  
Littlehampton, West Sussex BN17 5PG  
OIEO £350,000 - Freehold

Glyn-Jones



Total Approx. Floor Area 1271 ft² ... 118.1 m² (Includes Carport)

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

Tenure – Freehold

Council Tax Band – D

Energy Efficiency Rating – D

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

WITH OVER...



Glyn-Jones

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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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



Three Bedroom Townhouse | NO ONWARD CHAIN | South Facing Rear Garden | Set In A Conservation Area Close To The Seafront | Welcoming Entrance Hall | Downstairs Cloakroom | Beautiful Kitchen/Dining Room With Integrated Appliances | Spacious Living Room With Fireplace | First Floor Double Bedroom | Modern Family Bathroom | Two Further Double Bedrooms With Built In Wardrobes | Shower Room | Car Port With Potential For Further Parking To The Rear STP | Gas Central Heating | Double Glazing | Close To Amenities | Viewing Highly Advised

Glyn-Jones & Company are pleased to present to the market this beautifully presented and wonderfully inviting three bedroom home, set within a conservation area close to the sea. The property is offered with NO ONWARD CHAIN.

The ground floor comprises an entrance hall leading into a spacious, high-quality kitchen/dining room, an impressive centrepiece of the home and perfect for entertaining. This beautifully finished space features extensive work surfaces and integrated appliances, all arranged to create a modern and highly functional layout. The room flows effortlessly out to the south-facing garden, which benefits from rear access, a useful garden shed, and a wonderfully sunny aspect. There is also a convenient downstairs cloakroom.

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The first floor hosts a beautifully light and welcoming living room, enhanced by dual-aspect windows. Tastefully decorated in soft neutral tones, the room features an elegant fireplace and offers generous proportions. A stylish, modern family bathroom and a comfortable double bedroom complete this level, offering flexibility for guests, family, or home working.

The second floor presents two well proportioned double bedrooms, both with built-in wardrobes and thoughtfully designed to maximise storage without compromising on floor space. A shower room with elegant finishes completes the second floor.

At the front of the home, a convenient car port provides sheltered off-road parking. There is also the opportunity to add additional parking at the rear of the property STP. The property's setting within a conservation area ensures it is surrounded by character and is conveniently located a stones' throw from the beach.



Further attributes include gas central heating and double glazing throughout.

Littlehampton itself is a sought-after seaside town, nestled between the vibrant coastal city of Brighton and the historic cathedral city of Chichester. The town boasts expansive sandy beaches, a beautiful seafront greensward as well as local amenities within easy reach. With excellent schooling options for all ages, the area is well suited to families and individuals alike. For commuters, Littlehampton Railway Station provides direct services to London and beyond.

Viewing is highly encouraged to fully appreciate the quality and charm this exceptional three-bedroom home has to offer.

