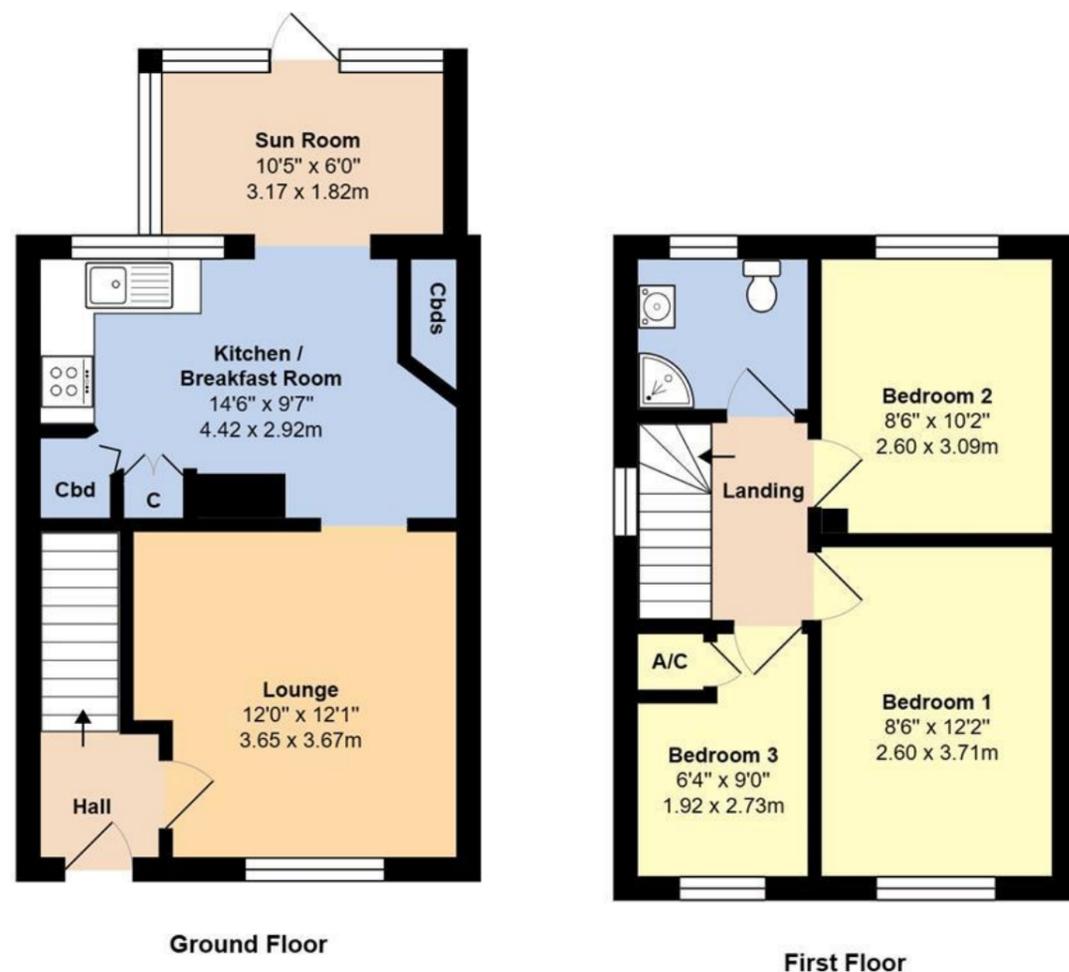


49 Sussex Street, Littlehampton
West Sussex BN17 6JD
£260,000 - Freehold



Total Area: 765 ft² ... 71.0 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2023

Council Tax Band - B
 Energy Efficiency Rating - D
 Tenure - Freehold

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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.

Littlehampton Office
 01903 739000
 littlehampton@glyn-jones.com



Glyn-Jones and Company are delighted to offer for sale this well presented end of terrace house situated within a popular no through road.

The accommodation comprises; an entrance hall, living room, a full width kitchen/diner with an opening through to a sun room, three bedrooms and a shower room.

In our opinion, the property is presented in good, clean decorative order throughout and benefits from gas fired central heating.

It is worth noting over the past few years the current vendor has had rewiring/new consumer unit, replaced fascias and soffits, a refitted kitchen, replacement upvc double glazed windows, a new flat roof to the sun room and a newly fitted shower room (Jan 2022).

WITH OVER... **500** COMPANY REVIEWS

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

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 www.glyn-jones.com

49 Sussex Street, Littlehampton, West Sussex BN17 6JD

£260,000 - Freehold



The property is situated in a small residential cul-de-sac just half a mile from Littlehampton town centre. The town centre offers a range of shops and eateries as well as Littlehampton Train Station, providing links to London Victoria and the surrounding area.

Within a few hundred metres of the property, a parade of shops including a Post Office can be found as well as the 700 bus stop, which provides links to Portsmouth, Brighton and the local area.



Outside, there is a secluded rear garden which offers an abundance of shrubs, bushes and fruit trees. The garden is fully enclosed with a side access gate and an enclosed front garden. Aside to these features, the property benefits from a garage, which is situated within a nearby compound.

Ideal first time purchase, internal viewing recommended.

AGENTS NOTE: In accordance with the 1979 Estate Agent's Act, you are advised that the seller of this property is related to a member of staff.

