



Total Area: 1768 ft² ... 164.3 m² (Includes Courtyard Garden & Eaves Cpds)
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 1st Image 2026

Tenure: Freehold

Energy Efficiency Rating: E

Council Tax Band: D

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



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.

27 Western Road, Littlehampton, West Sussex BN17 5NP Offers Over £325,000 – Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this deceptively spacious late Victorian former shop, thoughtfully converted some years ago to create a distinctive four bedroom semi-detached home. Situated within a Conservation Area in the popular seaside town of Littlehampton, the property enjoys an enviable position just moments from the beach and within easy walking distance of the town centre and its amenities.

The accommodation is arranged over three floors and comprises a side entrance leading into an entrance lobby with stairs to the first floor, a utility/cloakroom, and an impressive triple aspect open plan kitchen, dining and living space. This superb room is flooded with natural light and features three striking circular skylights above the kitchen area, a range of appliances (included within the sale), cast iron radiators, parquet flooring, and a beautiful stained glass front door. The ground floor also benefits from a stylish refitted family bathroom. On the first floor are three bedrooms, while a further staircase leads to the principal bedroom on the top floor. This impressive suite features parquet flooring, a small dressing area, an en-suite shower room, and extensive eaves storage. The upper floors also benefit from the attractive cast iron radiators.

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Western Road in Littlehampton is a charming seaside street set within a designated Conservation Area (Sea Front), known historically as the Beach Town district. Just a short walk from the beach and river, it offers a relaxed coastal atmosphere with a strong sense of place.

The area features a mix of traditional buildings, independent shops, and cafés, giving it a friendly, community feel. With its proximity to the seafront and its protected status, Western Road combines everyday convenience with the appeal of a classic English seaside setting.



To the rear is a paved courtyard garden measuring approximately 15'8" x 3'2", providing a low maintenance outdoor space. There is also a separate area to the rear suitable for bin storage.

This unique character property combines period charm with modern conveniences and is ideally positioned to enjoy both the seafront and the amenities of Littlehampton town centre.

