

Seagull Cottage, 2a Selbourne Road,
Littlehampton, West Sussex BN17 5NN

Glyn-Jones

Offers in of Excess Of £350,000 - Freehold



Total Approx. Floor Area 1292 ft² ... 120.0 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 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



Glyn-Jones and Company are delighted to offer for sale this end-of-terrace house is arranged over three floors and is presented with no forward chain.

On the ground floor, there is an entrance vestibule, a full width lounge with exposed floorboards, an inner hallway with utility space beneath the stairs and a modern open-plan south facing kitchen/breakfast room to the rear. The first floor comprises two double bedrooms and a modern family bathroom. The top floor features the main bedroom, which benefits from an en-suite shower room and eaves storage.

Additional features include double glazing and gas-fired central heating.

Externally there is a low maintenance south-facing courtyard garden to the rear which is laid to paving and benefits from a shed.

AGENTS NOTE: The photos were taken prior to current tenancy.

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.



Littlehampton Office
01903 739000
www.glyn-jones.com



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Selborne Road is set in a well-established residential area of Littlehampton, just a short walk from both the town centre and the seafront. The nearby beach offers long stretches of coastline, a promenade, and popular attractions such as the East Beach Café and Harbour Park, making it ideal for coastal walks and family days out.

Littlehampton train station is around a mile away, with direct services to Brighton, London, and surrounding towns. Several local bus routes also serve the area, with stops nearby for added convenience.

There are several primary schools within a mile, including River Beach and St Catherine's, while The Littlehampton Academy provides local secondary education. Shops, supermarkets, and other everyday amenities are all within easy reach.



Property Information

Tenure: Freehold
Energy Efficiency Rating: D

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

