



Total Approx. Floor Area 687 ft² ... 63.8 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

Energy Efficiency Rating – D

Council Tax Band – C

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



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

## 83 Highdown Drive, Littlehampton West Sussex BN17 6HT Guide Price £300,000 – Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this well-maintained two-bedroom semi-detached bungalow featuring bright, well-proportioned rooms and a practical layout.**

The westerly facing lounge is a standout feature, enjoying an abundance of afternoon and evening light through its wide opening sliding patio doors that overlook the rear garden. It offers a generous floor space, neutral décor and a carpet that conceals original parquet flooring beneath – a hidden gem that could be beautifully restored.

The kitchen/breakfast room is located to the rear of the property and is fitted with a range of base and wall units, providing ample storage and worktop space. There is room for a small dining table, and a window overlooks the rear garden, bringing in natural light while you cook or dine.

Both bedrooms are positioned towards the front of the bungalow, where the main bedroom is a spacious double with views over the open plan front garden and the same parquet flooring beneath the carpet. The second bedroom is a comfortable single, ideal as a guest room or home office.

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**83 Highdown Drive, Littlehampton, West Sussex BN17 6HT**  
**Guide Price £300,000 – Freehold**



The bathroom is fitted with a white suite including a panelled bath with overhead shower, WC, and basin, all finished in a clean, neutral style.

Additional features include gas-fired central heating, double glazing, and a largely neutral interior, ready for someone to personalise. The rear garden faces west, catching the afternoon sun and offering a pleasant outdoor space with scope for planting or landscaping. To the front, a driveway provides private off-road parking.

The property is located within the highly regarded Highdown Drive, which is north of Littlehampton.

Littlehampton town centre is within one mile of the property, with its range of shops, cafes and restaurants as well as transport links via Littlehampton Train Station. Morrison's supermarket and Wick parade of shops including post office are under half a mile from the property.

Littlehampton seafront and Greensward is within 2 miles and is home to the famous East Beach Café and Windmill Centre, which offers the latest blockbusters, as well as a variety of talented amateur dramatics and dance groups from the local area.

