



Total Approx. Floor Area 1120 ft² ... 104.0 m² (Excludes Eaves)

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

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.



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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

93 East Ham Road, Littlehampton, West Sussex BN17 7BQ £290,000 - Freehold

Glyn-Jones



Glyn-Jones & Company are delighted to offer for sale this charming older-style terraced house situated within a popular residential road.

The property features three generously sized double bedrooms and a spacious lounge with a bay window and a working fireplace set within an attractive surround, helping to create a warm and inviting focal point. The kitchen/breakfast room is fitted with a stylish range of high-gloss base and eye-level units, complete with an integral oven and hob. A further attribute to note is a ground floor cloakroom. Upstairs, the family bathroom includes a large built-in storage cupboard, ideal for linen or additional household items. Throughout the home you'll find neutral décor, solid wooden internal doors, gas-fired central heating via a combi boiler, and double glazing.

Externally, the property benefits from a southerly-facing 20ft courtyard garden, mainly laid to artificial lawn and paving, with surrounding fencing and a rear access gate. There are also front and side garden areas, including a useful log storage space.

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Tenure: Freehold

Energy Efficiency Rating: D

Council Tax Band: C

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

East Ham Road is a popular residential street just north of the town centre. The surrounding area provides easy access to a variety of shops, cafes, schools, and health services. East Ham Road connects with several nearby streets including North Ham Road, Talbot Road, and Linden Road, making it a well-linked part of the town. The nearby River Arun and coastal attractions, including the scenic East Beach, are within walking distance, offering great spots for leisure and family outings.

East Ham Road benefits from a nearby play park and recreation green. A short walk away, Harbour Park offers indoor soft play facilities for younger children, as well as seasonal outdoor rides and amusements. It's a popular destination for families and sits close to East Beach, which also features open green spaces, a promenade, and picnic areas.

