



Total Approx. Floor Area 1664 ft² ... 154.5 m² (Includes Garage)

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

Council Tax Band - E
Energy Efficiency Rating - C

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

59 Cornwall Road, Littlehampton West Sussex BN17 6EQ

OIRO £437,500 - Freehold

Glyn-Jones



Glyn-Jones & Company are delighted to offer for sale this substantial older-style semi-detached house, available for the first time in nearly 30 years. Situated in a sought-after residential area, this much-loved home offers spacious and versatile accommodation ideally suited to growing families or those looking for additional living space.

The property features five well-proportioned bedrooms, providing ample space for family life, guests, or home working. A bright and welcoming south-facing lounge enjoys natural light throughout the day, while the spacious dining room flows through to a well-appointed kitchen, complete with a modern 4-way Franke tap – perfect for entertaining or everyday family meals.

A conservatory to the rear of the house offers a lovely view over the mature, enclosed garden and provides an additional living area that can be enjoyed all year round. The ground floor also benefits from a convenient WC. Upstairs, the contemporary shower room is equipped with underfloor heating, adding a touch of luxury.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

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OIRO £437,500 - Freehold



Cornwall Road is a highly regarded, tree-lined residential road situated within one mile of Littlehampton town centre. This desirable location offers a peaceful setting while remaining conveniently close to local amenities and transport links. Littlehampton is a charming seaside resort town located on the east bank at the mouth of the River Arun. It is ideally positioned between Bognor Regis to the west and Worthing to the east. The town benefits from a mainline railway station, offering direct services to London Victoria and Gatwick Airport—making it an excellent choice for commuters and holidaymakers alike. The town boasts a wide range of amenities, including a bustling marina, a scenic links golf course, and the iconic East Beach Café, widely recognised for its award-winning architecture and coastal dining. Residents also enjoy a variety of restaurants, shops, and leisure facilities. Families will appreciate the proximity to local primary schools such as Lymminster Primary School, White Meadows Primary Academy, and St Catherine's Catholic Primary School. For secondary education, The Littlehampton Academy and The Angmering School offer further options. These schools provide a range of educational opportunities for children in the area.



Further benefits include gas-fired central heating and double glazing throughout, ensuring comfort and energy efficiency. The large loft space is partially boarded with power and lighting and accessed via a fixed ladder, offering excellent storage or potential for conversion, subject to the necessary permissions.

Externally, the property boasts an integral garage with power and light, a driveway providing off-road parking, and a lawned front garden. The rear garden is mature and enclosed, featuring a personal side gate for added convenience.

