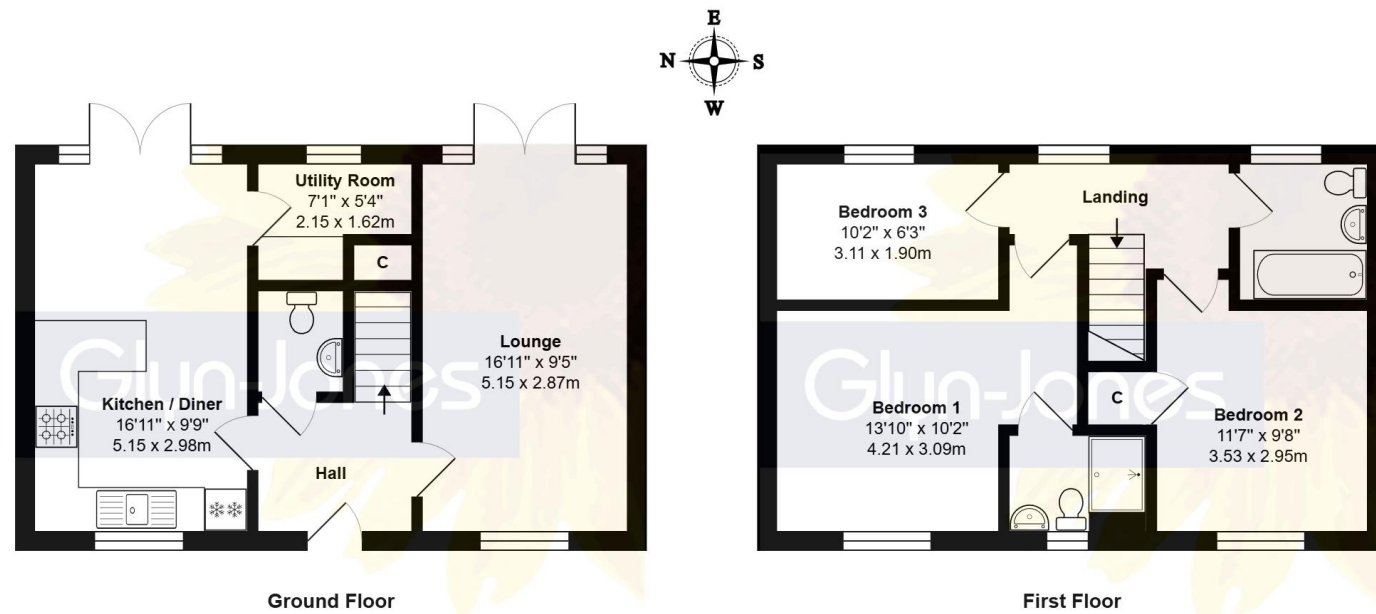


**36 Thompson Grove, Littlehampton  
BN17 7FP  
£395,000 Freehold**

**Glyn-Jones**



Total Area: 919 ft<sup>2</sup> ... 85.4 m<sup>2</sup>

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



This impressive Bellway-built detached home, lovingly maintained by the same owners since new in 2016, offers an ideal opportunity for growing families or couples seeking space, flexibility, and modern comfort.

The accommodation features three generous double bedrooms, including a principal bedroom with an en suite shower room. The fully fitted kitchen is thoughtfully designed with additional cupboard space and French doors leading from the breakfast area to the rear garden, perfect for indoor-outdoor living.

A useful utility room, understairs storage, and a cloakroom are conveniently positioned off the welcoming entrance hall. Completing the interior is a family bathroom, while gas central heating and double glazing ensure warmth and energy efficiency throughout the seasons.

Outside, there is a driveway to the side of the property providing off-road parking for at least two cars, along with a garage fitted with power and lighting. A side access gate leads to a generously sized rear garden, which is mainly laid to lawn and complemented by mature shrubs and two apple trees.

Offered for sale in our opinion in very good condition throughout, the current owners are seeking a swift sale as they are downsizing and have already found their dream home, allowing for a smooth and speedy transaction.

WITH OVER...



At an Average rating of



**Glyn-Jones**

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



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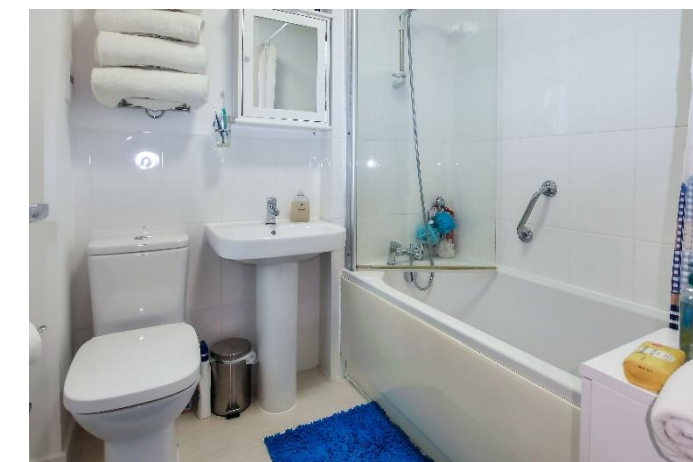
**36 Thompson Grove, BN17 7FP**  
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Littlehampton is a seaside town located on the south coast of England in the county of West Sussex. Situated at the mouth of the River Arun, it is known for its attractive beaches, historic harbour, and traditional seaside charm.

The town offers a mix of leisure, tourism, and maritime activities, with highlights including the award-winning East Beach, the iconic East Beach Café designed by Thomas Heatherwick, and the family-friendly Harbour Park amusement area.

Littlehampton also boasts a scenic riverside, a working marina, and easy access to the South Downs National Park. It is well-connected by road and rail, making it a popular destination for both visitors and residents seeking a coastal lifestyle.



**Energy Efficient Rating: B (84)**

**Council Tax Band: D**

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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