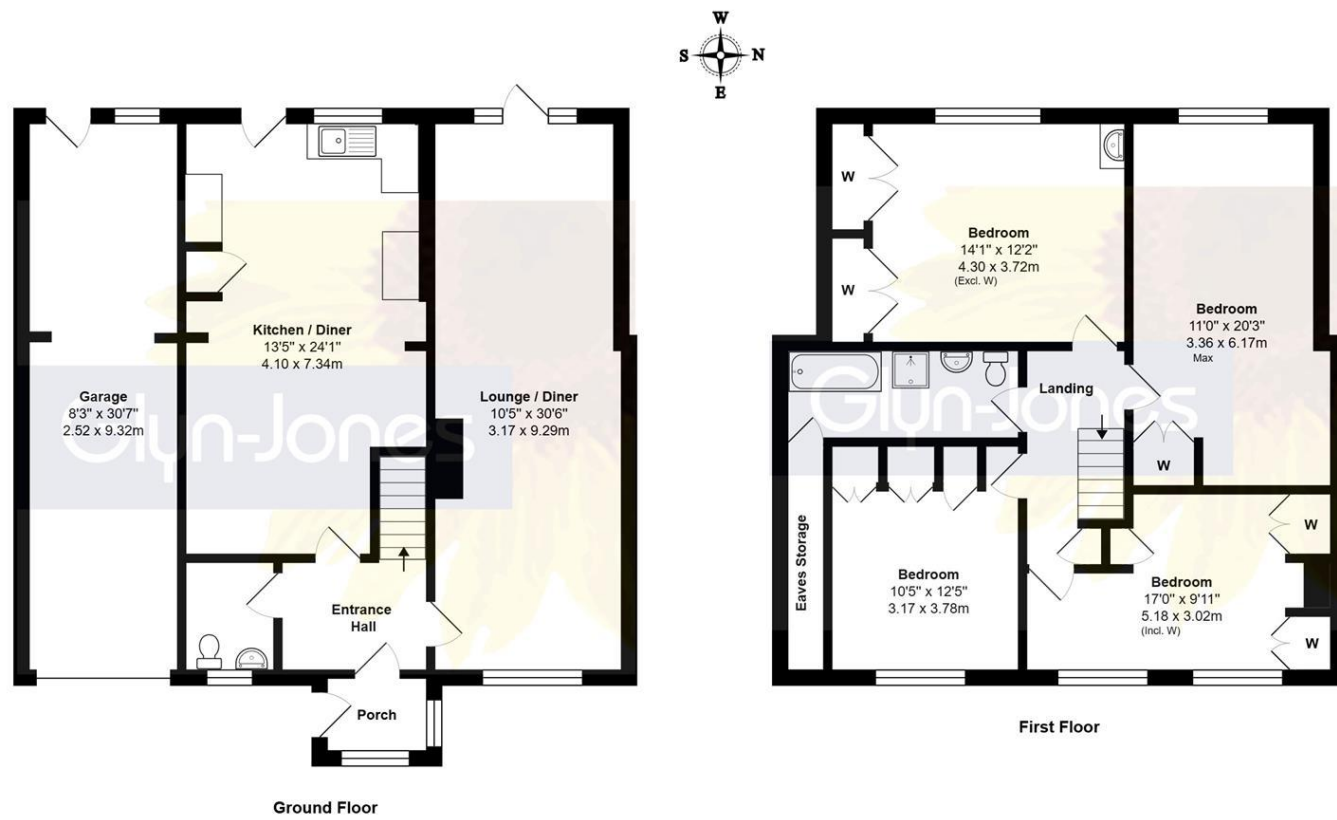


**58 St. Mary's Close, Littlehampton,  
West Sussex BN17 5QQ  
£475,000 - Freehold**

**Glyn-Jones**



Total Area: 1920 ft<sup>2</sup> ... 178.4 m<sup>2</sup> (Includes Garage & Eaves Storage)

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 2025



Energy Efficiency Rating: D

Council Tax Band: E

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

**Glyn-Jones and Company are delighted to present for sale this charming older-style semi-detached house, situated within a highly regarded private road.**

Offering generous and versatile accommodation, the property comprises on the ground floor: an enclosed entrance porch, a welcoming hallway, an impressive 30ft dual-aspect lounge/diner, a spacious 24ft kitchen/breakfast room, and a convenient cloakroom.

To the first floor, the home provides four well-proportioned bedrooms and a family bathroom, offering ample space for comfortable family living.

While the property would benefit from some modernisation and updating, yet does offer gas fired central heating and double glazing.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

**Glyn-Jones**

Littlehampton Office  
01903 739000  
www.glyn-jones.com



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.

# 58 St. Mary's Close, Littlehampton, West Sussex BN17 5QQ

## £475,000 - Freehold



St Marys Close is a private road, conveniently situated within a few hundred metres of many local amenities including Littlehampton town centre, library and doctors surgery. To the entrance of the road the Number 9 bus stop can be found providing easy access to the town centre.

Littlehampton seafront and The River Arun are both situated within half a mile of the property. Slightly further afield (approximately 2 miles from the property) is Rustington village centre with a comprehensive range of shops, banks and eateries.



Externally, the property boasts a secluded, west-facing rear garden featuring a patio area adjacent to the house, which leads onto a well-maintained lawn surrounded by mature shrubs and trees. The garden is fully enclosed and includes a side access gate.

To the front, a private driveway provides off-road parking for multiple vehicles and leads to a substantial 30ft attached garage, which benefits from internal access to the garden via a rear door.

Please note: There is a private road charge of £220.00 (approx.) per annum.

