



Total Area: 775 ft² ... 72.0 m² (Includes Outbuildings)

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 Jtm 2023

Council Tax Band - B
Energy Efficiency Rating - D
Tenure - Freehold



Littlehampton Office
01903 739000
littlehampton@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.

**35 Helyers Green, Littlehampton,
West Sussex BN17 7HB**
£275,000 - Freehold



Glyn-Jones and Company are delighted to offer for sale this well presented end of terrace house, which is situated within a popular residential area.

The accommodation comprises; an entrance hall with stairs to the first floor, a spacious lounge/diner with open working fireplace and double opening doors to the garden, a fitted kitchen, two double bedrooms with built in wardrobes to the master and a family bathroom.

In our opinion, the property is presented in good clean decorative order following recent redecoration and benefits from a 'Hive' gas fired central heating system and double glazing.



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Externally, the property is positioned on a larger than average plot which could allow potential extensions to the side of the property (STP). The rear garden is partially laid to stones providing a patio area ideal for garden furniture and steps leading up to a lawn area. The rear garden also benefits from an external water tap, light and a brick built outbuilding providing a useful storage area as well as being used as a utility room. The garden is enclosed by timber fencing with an access gate. To the front there is a large driveway, which is laid to stones with a central path leading to the front door.

In our opinion, this would make an ideal first time/investment opportunity with a rental potential of £1200 pcm. No forward chain.

Helyers Green is located within close proximity of local primary schools and slightly further afield is the Academy.

Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly. Littlehampton train station is also located in the town centre, which is within half a mile boasting a range of shops and eateries.

The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.

