



Total Area: 1034 ft² ... 96.1 m²

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 - TBC
 Tenure - Freehold

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

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.



Littlehampton Office
 01903 739000
 littlehampton@glyn-jones.com

75 Lyminster Road, littlehampton
 West Sussex BN17 7LN
 £250,000 - Freehold



Glyn-Jones and Company are delighted to offer for sale this older style end of terrace house situated within a popular residential road.

The accommodation comprises; an entrance hall, two reception rooms, a kitchen, a ground floor shower room, conservatory, three bedrooms and a first floor wc.

The property does require full modernisation and redecoration, yet does benefit from double glazing.

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The property is situated within easy access to local amenities, with a '700' bus stop located just outside the property, providing links to the town centre, and further afield to Portsmouth and Brighton. Wick Parade is within easy reach of the property, offering a range of shops including a post office and convenience store.

Local primary and secondary schools are within easy reach of the property as well as the A27, providing links to Brighton, Worthing, Arundel and Portsmouth. Littlehampton has a wealth of amenities and attractions including the 'Look and Sea centre' on the riverside.



Outside to the rear, is a good sized west facing rear garden which is predominately laid to lawn. Also situated to the rear, there is a detached garage.

To the front, there is an enclosed garden being laid to lawn with a footpath to the front door.

No forward chain.



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