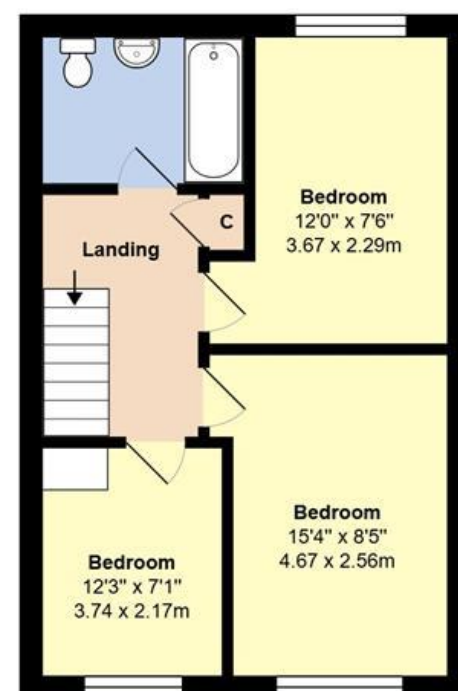


Ground Floor



First Floor

Total Area: 1008 ft² ... 93.7 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 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 2024



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

**95 Colebrook Road, Littlehampton  
West Sussex, BN17 7NU**  
£275,000 - Freehold

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer for sale this spacious semi detached family home, which in our opinion is presented in good clean decorative order throughout.**

The accommodation comprises; an entrance hall with stairs to the first floor, a lounge with bay window, a full width kitchen/breakfast room, three good sized bedrooms and a bathroom with shower attachment. The property offers neutral décor throughout, gas fired central heating and double glazing.

Externally, there is a secluded rear garden which is mainly laid to lawn with a footpath leading to a personal door into the rear of the garage. The garden is fully enclosed and has an access gate to the front. The garage is situated to the rear of the property in a small compound with an up and over door. To the front there is an open plan garden which is mainly laid to lawn with a footpath leading to the front door.

In our opinion, the property would make an ideal first time/investment opportunity.





95 Colebrook Road, Littlehampton, West Sussex, BN17 7NU  
£275,000 - Freehold



Property Information

Council Tax Band - B  
Energy Efficiency Rating - C  
Tenure – Freehold

We recommend you have this verified by your legal representative at your earliest convenience.

Colebrook Road is conveniently located in a residential area within close proximity to shops, schools and transport links. The number 12 and 700 bus stop can be found nearby, providing links to Littlehampton town centre. Morrison's supermarket is located within a quarter of a mile.

Littlehampton train station is found in the town centre and has train services to London, Brighton, Gatwick Airport and Portsmouth.

