



Total Area: 748 ft² ... 69.5 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 – E



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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**10 Sussex Street, Littlehampton,
West Sussex BN17 6JD**
£260,000 Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this extended Victorian cottage requiring some modernisation.

The accommodation to the ground floor comprises; an entrance porch, an open plan 22ft lounge/diner and a kitchen/breakfast room. To the first floor there are two good sized bedrooms, both benefitting from fitted wardrobes and a shower room.

The property does require some modernisation and redecoration yet does benefit from gas fired central heating and double glazing.

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Sussex Street is a popular residential road off of North Street, which is approximately half a mile north of Littlehampton town centre, with its range of shops, cafes and restaurants as well as transport links via Littlehampton Train Station.

Morrison's supermarket and a local shopping parade including post office are within a few hundred metres from the property.



Externally, there is a large West facing rear garden, which has a patio area leading to a lawn area, which has a side path.

In our opinion this would make an ideal first time/investment opportunity with a rental potential of £1200pcm.

