



TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band - B  
Energy Efficiency Rating -  
Tenure - Freehold



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  
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**100 Highdown Drive, Littlehampton**  
**West Sussex BN17 6HP**  
**£285,000 - Freehold**



**Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this deceptively spacious one bedroom mid-terrace bungalow situated in a favourable road which is approximately half a mile north of Littlehampton town centre.**

The accommodation comprises of a large entrance porch with ample storage for coats and shoes, a hallway with deep storage cupboard, a kitchen/breakfast room with space for table, a spacious lounge, one double bedroom and a modern bathroom / w.c.

In our opinion, the property is presented in very good condition throughout and also benefits from gas fired central heating (new boiler January 2023), double glazing and cavity wall insulation.

\* AGENTS NOTE: Beneath the carpets there is wooden flooring.



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Externally to the rear is an enclosed garden measuring approximately 30ft x 24ft, it is mainly laid to lawn with a lean-to attached to the property, a paved patio area, and a summer house to the far end with rear access gate.

To the front of the bungalow is a large open garden. Additionally, there is a garage with parking in front which is accessible from Amberley Close.

No forward chain.

The property is located within the highly regarded Highdown Drive, which is north of Littlehampton. Littlehampton town centre is within one mile of the property, with its range of shops, cafes and restaurants as well as transport links via Littlehampton Train Station. Morrison's supermarket and Wick parade of shops including post office are under half a mile from the property.

Littlehampton seafront and Greensward is within 2 miles and is home to the famous East Beach Café and Windmill Centre, which offers the latest blockbusters, as well as a variety of talented amateur dramatics and dance groups from the local area.

