



Total Approx. Floor Area 825 ft² ... 76.7 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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025

Tenure – Freehold

Council Tax Band – C

Energy Efficiency Rating – TBA

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

WITH OVER...



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.



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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 16 Selwyn Avenue, Littlehampton, West Sussex BN17 7NF £285,000 - Freehold

Glyn-Jones



**Two Bedroom Semi-Detached Bungalow | NO ONWARD CHAIN | Generous Front and Rear Gardens | Large Living and Dining Room | Conservatory | Good Sized Kitchen | Two Bedrooms | Shower Room | Scope for Extension + Off Road Parking STP | Convenient Location - Close To Transport, Schools and Shops | Viewing Highly Advised**

Glyn-Jones & Company are pleased to present to the market this well-proportioned two-bedroom semi-detached bungalow, offered for sale with NO ONWARD CHAIN and ideally positioned within a quiet residential road in Littlehampton. With generous front and rear gardens and excellent potential to modernise or extend STP, it presents an appealing opportunity for downsizers, first-time buyers or anyone seeking a peaceful coastal home.

An enclosed porch leads into the central hallway, which connects all rooms. The impressive 25ft living and dining room provides a superb main living space offering plenty of room for both relaxation and entertaining. There is also a conservatory, creating a pleasant additional area overlooking the garden. The kitchen is well arranged with good storage and workspace, and enjoys direct access to the rear garden.

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There are two bedrooms, the master benefiting from built in wardrobes. A convenient shower room is positioned off the hallway.

The outside space is a particular highlight. The large rear garden features a lawn, patio and planting areas, offering excellent scope for landscaping or outdoor living. To the front, the garden has been designed for low maintenance and provides ample space to create off-road parking, subject to the usual permissions.

Conveniently located for local shops, bus routes, leisure facilities and Littlehampton’s seafront, this bungalow combines tranquillity with accessibility. With no chain and plenty of potential, it is an excellent opportunity for those wanting a home they can tailor to their own taste. Viewing is highly recommended.



Selwyn Avenue is located within one mile of Littlehampton town centre, boasting a range of shops and restaurants. There is a bus stop at the end of Selwyn Avenue which provides transport links to Arundel, Chichester, Worthing and Brighton via the 700 bus, which also stops at Anchor Springs regularly.

Littlehampton train station in the town centre has train services to London, Brighton, Gatwick Airport and beyond. The River Arun with its delightful bank sidewalks leading to the sea, marina and towards Arundel.

