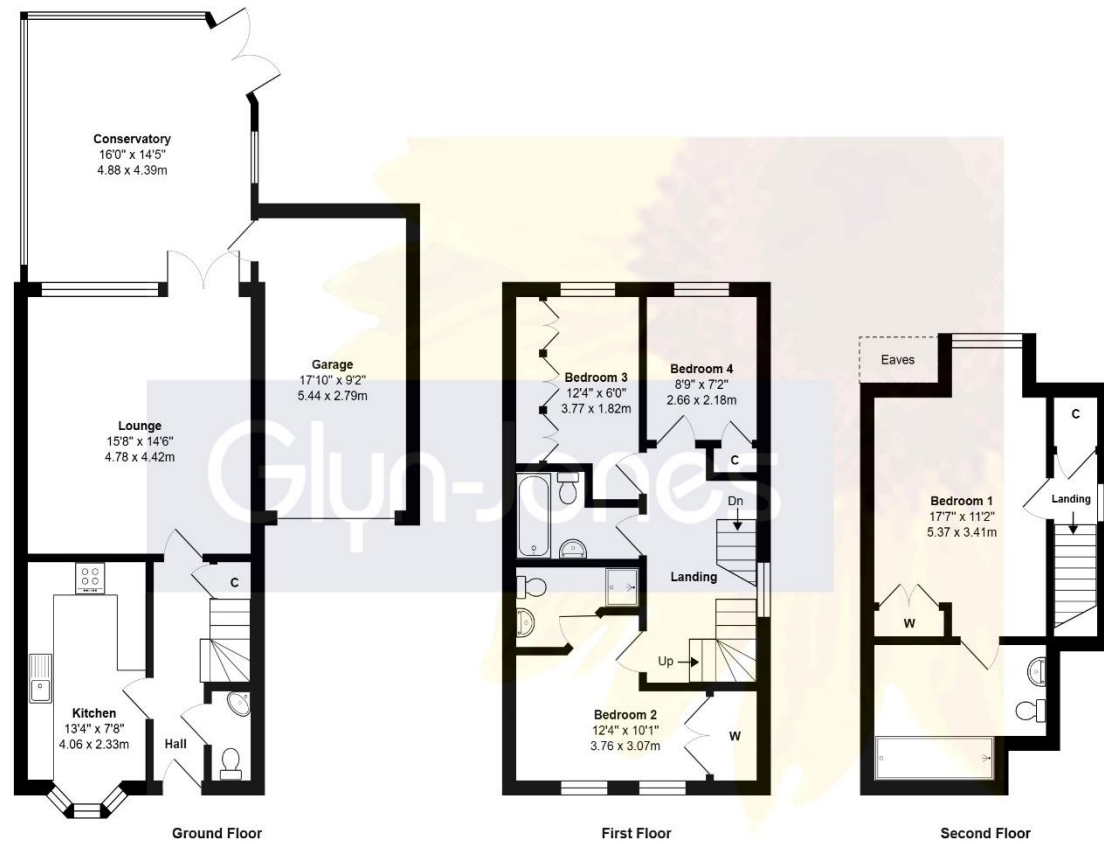


16 The Poplars, Littlehampton
West Sussex BN17 6GZ
£450,000 (Freehold)

Glyn-Jones



Total Area: 1531 ft² ... 142.2 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 1st Image 2026



Council Tax Band: D

Energy Efficiency Rating: C

Tenure: Freehold

Estate Fee: TBC

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.



Rustington Office
 01903 770095
 rustington@glyn-jones.com

Pleasantly situated within this popular 'Hargreaves' built development, this beautifully presented end terrace town house offers contemporary living across three generous floors, making it the ideal family home. The property boasts immaculately maintained interiors, with stylish and modern fixtures throughout.

Upon entering, the welcoming hallway leads to a handy ground floor cloakroom, perfect for guests. The heart of the home is the spacious kitchen/breakfast room, thoughtfully fitted with modern wood-fronted units with sleek granite worktops, some integrated appliances, and space for a table and chairs.

To the rear, the spacious lounge offers a comfortable and inviting space with double doors opening into a bright and airy conservatory. This versatile space benefits from underfloor heating and a tiled floor, creating an inviting environment all year round. Further double doors open seamlessly to a meticulously landscaped rear garden—complete with feature paved seating areas, maintenance-free artificial lawn, ambient lighting, and secure gated access. For added convenience, the conservatory connects directly to the garage, which features light, power, an electric roller door, and a utility area with plumbing for laundry facilities.

Moving upstairs, the first floor comprises three well-proportioned bedrooms. Bedroom two features built-in wardrobes, and residents will appreciate the stylishly refitted en-suite shower room and a separate, fully tiled family bathroom—both finished to a high standard. Occupying the top floor, the impressive main bedroom is a true retreat, offering built-in wardrobes and a contemporary en-suite shower room with a walk-in shower.

WITH OVER... **500** COMPANY REVIEWS

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16 The Poplars, Littlehampton, BN17 6GZ
£450,000 (Freehold)



Externally, the property benefits from a private driveway leading to a secure pitched roof garage. Additional features include double glazing, gas central heating and additional underfloor heating to the kitchen and ground floor cloakroom.

This exceptional property truly stands out for its presentation, and practicality. Early viewing is highly recommended—contact us today to arrange your appointment and discover all this beautiful home has to offer.

The Poplars is most conveniently situated for ease of access to the A259 and is equidistant to the village centre of Rustington and the town centre of Littlehampton (approx. 1.5 miles distance). Importantly, the location falls within catchment to the popular Summerlea CP School, as well as being within very close proximity to a useful convenience store and fuel station. Furthermore, local bus services to surrounding areas are within easy reach, and two mainline railway stations are found within an equivalent distance of approximately 2 miles, both of which offer a regular service to London Victoria.



Spacious and stylish family home