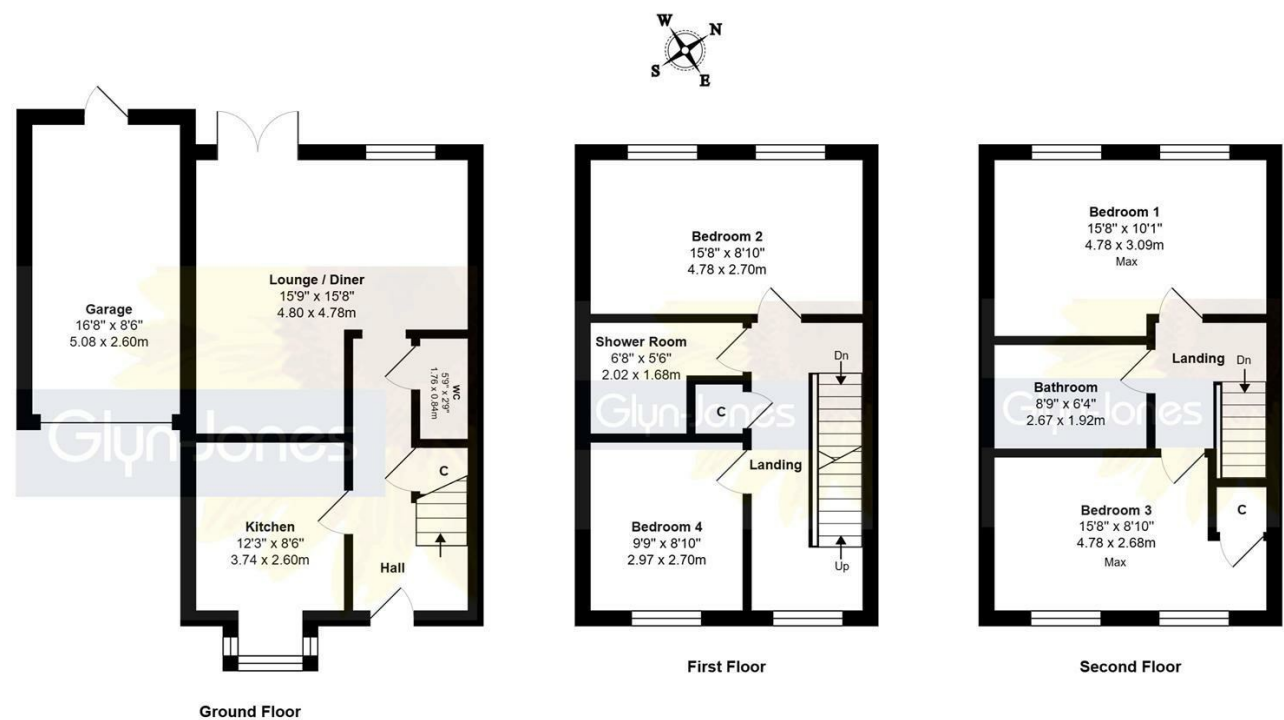


23 Gratwicke Drive, Elysian Fields

£385,000 - Freehold

Glyn-Jones



Total Area: 1386 ft² ... 128.7 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 1st Image 2026



TENURE - Freehold

Council Tax Band:
Energy Performance Rating: C

AGENTS 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.

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

- Exceptional Three-storey House
- Four Bedrooms
- Feature Kitchen
- Gas C/Heating & uPVC Double Glazing
- Garage & Off-road Parking Adjacent
- Well-appointed Accommodation Throughout
- Lounge/Dining Room
- Bathroom, Shower Room & G/Floor Cloakroom
- Landscaped West Facing Rear Garden
- EER: C

We thoroughly recommend viewing this exceptional three-storey home that has been the subject of meticulous refurbishment over the last year by the current owners.

Constructed by Taylor Wimpey in 2010, the property boasts spacious and extremely well-appointed accommodation throughout, which includes; four sizeable bedrooms; a lounge/dining room to the rear; an outstanding refurbished kitchen encompassing a stylish range of fitted units, work tops, and integrated appliances; a separate shower and bathroom, both of which have been re-fitted to high standard; and a ground floor cloakroom with modern suite.

A further feature of the property is its well-enclosed landscaped rear garden set on a favourable westerly aspect and incorporating rear access into an adjoining garage that benefits from power, light, and an electric roller door.

Additional attributes include; off-road parking adjacent to the aforementioned garage; gas central heating; uPVC double glazing; contemporary floor coverings throughout; updated internals doors; a recently upgraded front door; fitted water softener; and extensive redecoration throughout.

The property is pleasantly situated within the Elysian Fields and enjoys front aspect views across a small area of green.

The location also enables straightforward access to the A259, and is within easy reach of the Littlehampton Academy, plus several primary schools and grocery stores.

Littlehampton is centrally situated on the south coast and boasts a picturesque seafront and riverside along with numerous leisure amenities and eateries, plus with a busy shopping precinct and a mainline railway station.

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

At an Average rating of **4.9/5** ★★★★★

Glyn-Jones

Glyn-Jones & Company
Rustington
01903 770095

23 Gratwicke Drive, Elysian Fields, Littlehampton, West Sussex, BN17 6GU

