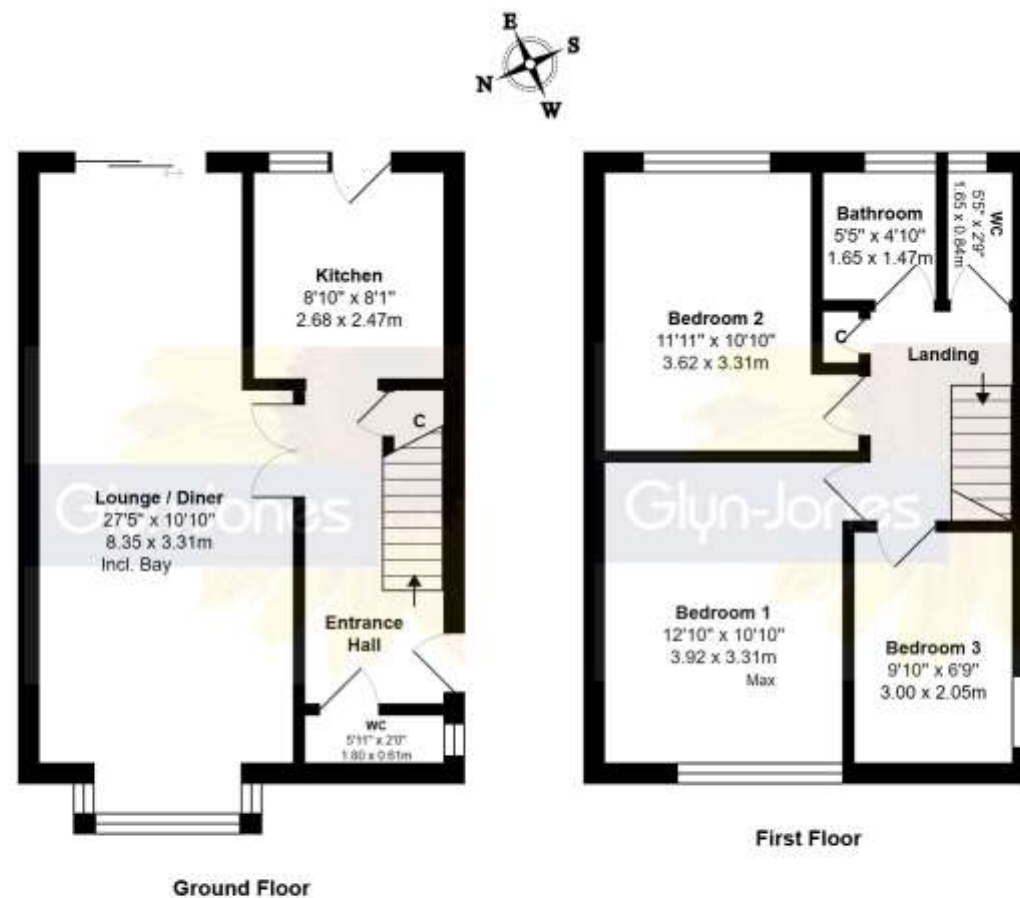


Glyn-Jones

**74 The Winter Knoll, Littlehampton,
West Sussex, BN17 6NQ**
£345,000 (Freehold)



Total Area: 890 ft² ... 82.7 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 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: C
Energy Efficiency Rating: C
Tenure: Freehold

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.



Rustington Office
01903 770095
rustington@glyn-jones.com



This end terraced house is pleasantly situated within a popular residential location, approximately equidistant (1-mile) to both Rustington village and Littlehampton town centres.

Briefly described the spacious accommodation comprises; three bedrooms; a generous sized lounge/dining room; kitchen; modern fitted bathroom, with adjacent separate WC; and a ground floor cloakroom.

Outside, there is a well-enclosed rear garden laid to a combination of lawn and paving, surrounded by well-stocked borders. There is also secure gated access from the side, as well as a covered potting area adjacent to an adjoining timber storage shed.

Additional benefits include; a private garage positioned within a nearby compound; gas central heating on the ground floor, with electric heating on first floor; uPVC double glazing; contemporary oak effect flooring through the ground floor; and a part-board loft space with fitted ladder.



At an Average rating of

4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

74 The Winter Knoll, Littlehampton, West Sussex BN17 6NQ
£345,000



The location of the property enables easy access to a number of useful amenities including; The Littlehampton Academy, a handy convenience store with neighbouring pharmacy, and the delightful Mewsbrook Park; all of which can be found in an approximate 1-mile radius. Additionally, the picturesque seafront, with its splendid promenade and extensive array of leisure amenities can be found in an equivalent distance.

Public transport links are close to hand, with a handy local bus service operating along the road, whilst Littlehampton mainline railway station, which provides a regular service to London Victoria, can be found in approximately 1.5-miles.



...a well-enclosed rear garden laid to a combination of lawn and paving, surrounded by well-stocked borders...

