

# The Old Warehouse Mews, Littlehampton

£300,000



Total Area: 1204 ft<sup>2</sup> ... 111.8 m<sup>2</sup>

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 Jtm 2021



Glyn-Jones & Company are delighted to offer for sale this attractive mews style terrace house which is located in a desirable within conservation area known as Little Beach Town.

The property offers spacious accommodation, which is arranged over three floors. To the ground floor, the accommodation comprises of an entrance hall with built in cupboards, a cloakroom, a double bedroom and utility room. To the first floor, there is a study and large L-shaped lounge/diner with south facing double doors and a Juliette balcony door through to a modern re-fitted kitchen with a range of base and eye level units plus integrated appliances. On the second floor, there are two double bedrooms, both with fitted wardrobes and a modern tiled bathroom.

The property also benefits from Georgian style wooden framed double glazing throughout and gas central heating.

Outside to the rear there is an open plan low maintenance block paved 17'0 x 5'5 courtyard garden. There is also an integral garage with power and light.

Council Tax Band - D  
Energy Efficiency Rating TBC.

Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com



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.

## The Old Warehouse Mews, Littlehampton

£300,000



Built in 2002, The Old Warehouse Mews is a select development of eight properties, situated within a popular conservation area known as Little Beach Town, just 250 metres from Littlehampton's famous seafront and promenade. A notable feature to the location is the sports facilities including local tennis courts, bowling green, golf course and leisure centre are on the door step!

Littlehampton Town Centre can be found within half a mile of the property, boasting a generous range of shops, banks and eateries, as well as Littlehampton Train Station, which provides regular links to London Victoria, Brighton and Portsmouth.



*Desirable location*

