

62 Belloc Road, Littlehampton  
 £325,000 - Freehold



Total Area: 1214 ft<sup>2</sup> ... 112.8 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 Jlm 2022



Glyn Jones and Company are delighted to offer for sale this 1950's terraced house which in our opinion is presented in good clean decorative order throughout following modernisation by the current vendor to include new internal doors, carpeting and decorating.

The accommodation comprises an entrance hall with stairs to the first floor, a spacious lounge with double opening doors through to a full width kitchen/breakfast room. To the first floor there are three bedrooms, a modern bathroom and stairs leading to a large loft room. The property benefits from gas fired central heating and double glazing.

Externally there is a 56ft x 23ft south facing rear garden which is mainly laid to lawn with a patio area. The garden benefits from a timber shed and is fully enclosed by fencing with an access gate. To the front there is a driveway providing off road parking for several vehicles and is surrounded by decorative stones and a footpath.

Viewing is advised and in our opinion, this would make an ideal investment/first time purchase. No forward chain.

Council Tax Band - B  
 Energy Efficiency Rating – E

Glyn-Jones

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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.

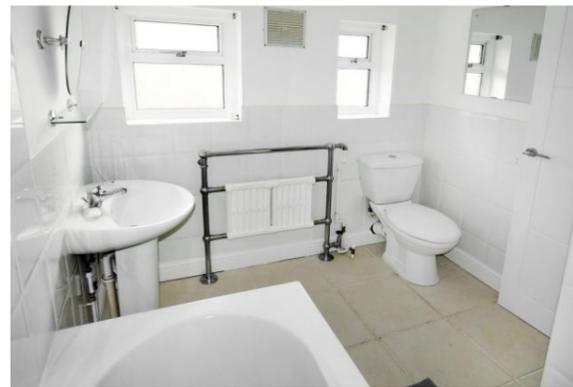
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Belloc Road is located within half a mile of Littlehampton town centre, boasting a range of shops and restaurants. Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly.

Littlehampton train station is also located in the town centre. The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.



*No forward chain*

