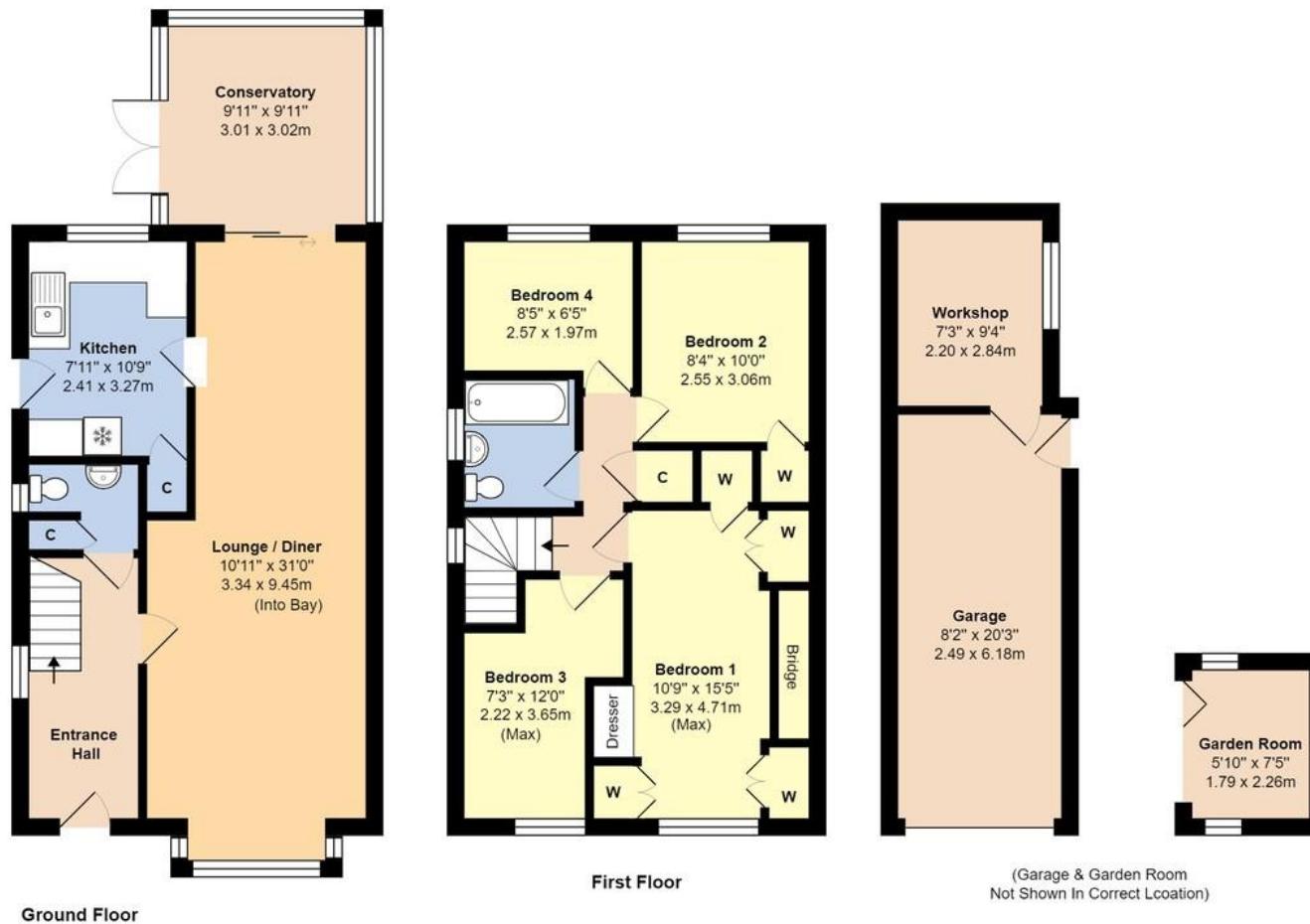




# **Leeward Road, Littlehampton**

## **£400,000**

Glyn-Jones



Total Area: 1389 ft<sup>2</sup> ... 129.1 m<sup>2</sup> (Includes Garage/Workshop & Garden Room)  
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 Jm 2022

Council Tax Band - D  
Energy Efficiency Rating TBC.



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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.



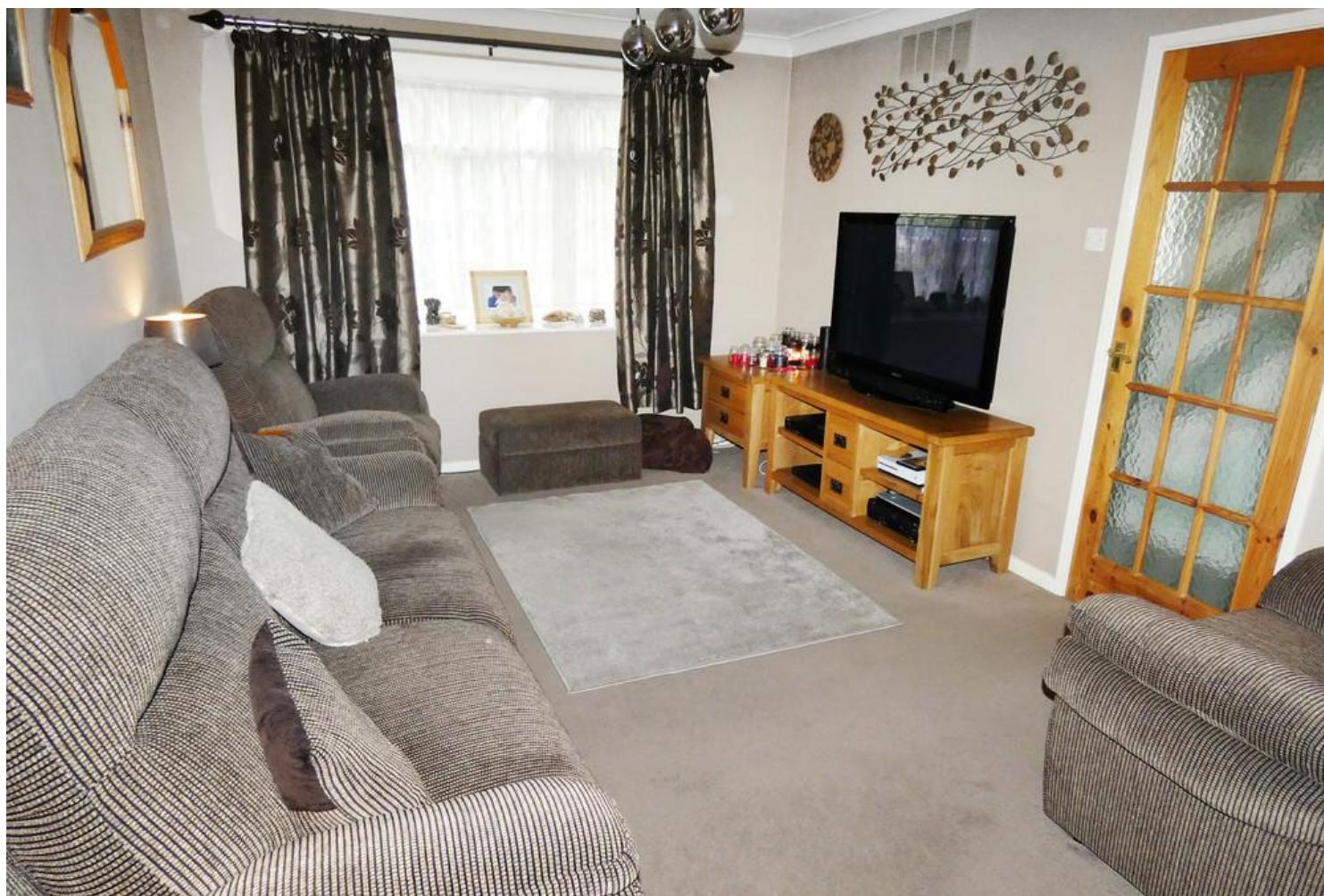
Glyn Jones and Company are delighted to offer for sale this well presented spacious semi-detached 'Neo Georgian' style house situated in a popular tree lined road within 'Beaumont Park'.

The accommodation comprises; an entrance hall, a 31ft lounge/diner with feature bay window, fitted kitchen, ground floor WC, four bedrooms (two with built-in wardrobes) and a family bathroom. Further attributes include a part boarded loft and light which is accessed via a fitted ladder, double glazing and gas fired warm air heating.

Outside, there is an open plan front garden which is laid to lawn with a driveway to the side providing off road parking for several vehicles. There are double gates which lead up to a detached garage which has an electric rolling door, power and light. The garage has been extended to provide a workshop. To the rear there is an enclosed garden which is laid to lawn with boarders and a garden room.

## Leeward Road, Littlehampton

£400,000



Garage and Driveway

The location of the property is an additional attribute, being located along a popular tree-lined road equidistant to both Rustington's comprehensive village and Littlehampton town with mainline railway station (both approximately 1.5 miles distance).

The seafront with its vast range of leisure amenities and local schools for all age groups can all be found within an approximate 1 mile radius. Notably, several bus routes, a useful convenience store and a pharmacy can all be found in close proximity.

