

69 East Ham Road, Littlehampton BN17 7BE

OIEO £350,000 - Freehold



Total Area: 1174 ft² ... 109.0 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 Jtm 2022



Glyn-Jones Estate Agents are delighted to offer for sale this substantial and attractive end of terrace house, situated within a popular road which is close to Littlehampton Town Centre and mainline railway station.

The accommodation to the ground floor comprises; an entrance hall with stairs to first floor, a lounge with bay window and working fireplace, a dining room, a fitted kitchen / breakfast room, a ground floor w.c/utility room and a garden room. To the first floor there are, three double bedrooms, a bathroom with a feature ball claw free standing bath and a high level flush wc.

The property is presented to a good standard throughout and benefits from original features and gas fired central heating.

Outside, there is an enclosed south facing rear garden with a side access gate. The garden is mainly laid to lawn with a patio area adjacent to the property. To the front, there is an enclosed low maintenance garden with block paved path leading to the front door. A further notable attribute to the property is a garage located to the rear. No forward chain.

Additional property information:

Property Tenure – Freehold
Council Tax Band - C
Energy Efficiency Rating - E



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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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Located on the south side of East Ham Road, which is a popular, residential area of Littlehampton 0.5 miles from the town centre, where Littlehampton train station and bus links can be found.

The ever popular River Arun can also be found within half a mile, as well as the footbridge, which takes you towards West Beach. The local shopping parade is within 0.5 miles where local supermarket and post office can be found.



No forward chain

