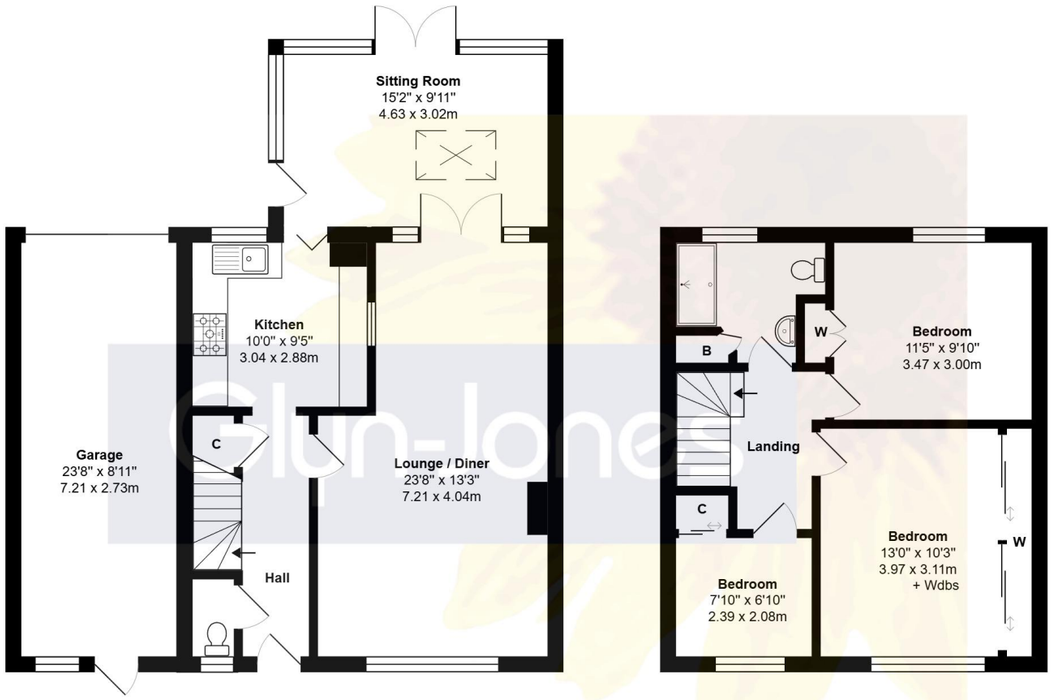
53 Norfolk Gardens, Littlehampton, West Sussex BN17 5PF

OIEO £315,000 – Freehold



Total Area: 1377 ft² ... 128.0 m² (Includes Garage)

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** – TBC

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advise and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.



Deceptively Spacious Three-Bedroom Home | Wider Style Of Property Than Many Others Found Within Norfolk Gardens | Double-Width Front Garden | Adjoining Garage With Driveway | Low Maintenance Rear Garden | Welcoming Entrance Hall | Ground Floor Cloakroom | Spacious Living/Dining Room | Fitted Kitchen | Sitting Room With Skylight + Patio Doors To Garden | Three Bedrooms - All With Built-In Wardrobe/Storage Space | Modern Family Bathroom With Double Shower | Close To Amenities + Transport Links | Walking Distance To Seafront | Viewing Highly Advised

Glyn-Jones & Company are pleased to present to the market this particularly spacious and deceptively versatile three-bedroom home, occupying a wider style of property than many others found within Norfolk Gardens. This attractive home benefits from a number of stand-out features, including a double-width front garden, an impressive adjoining garage with driveway, and a brick-built rear extension/conservatory leading out to the private rear garden.



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Externally, the property enjoys an attractive double-width front garden, providing additional kerb appeal and a welcome sense of space. The rear garden is of low maintenance with decorative paving, with a side gate to the driveway which offers convenient off-road parking and access to the garage. Well maintained communal gardens are enjoyed by residents and offer a pleasant outlook from the front of the property.

The property is ideally situated in Norfolk Gardens, a popular residential location in Littlehampton, just a short walk from the beautiful sandy beaches and seafront. The area offers a lovely coastal setting, with scenic walks along the promenade and a variety of nearby leisure facilities. Littlehampton town centre is easily accessible, offering a range of shops, cafés, restaurants and everyday amenities. The property is also conveniently located for Littlehampton railway station, providing regular services along the coast and connections to London, as well as local bus routes serving the surrounding areas. An excellent location for those looking to enjoy the benefits of seaside living whilst remaining within easy reach of local amenities and transport links.

Viewing is highly advised of this excellent opportunity to acquire a generously proportioned home with a fantastic amount of versatile accommodation.

The ground floor accommodation begins with an entrance hall, leading through to a spacious living/dining room providing plenty of room for both relaxing and entertaining. A feature fireplace creates a cosy atmosphere and a large front window lets in plenty of natural light with a pleasant outlook over the communal gardens. The fitted kitchen offers a practical layout with integrated appliances as well as an internal glazed window through to the dining area. The kitchen also provides access to the additional sitting room which enjoys a feature skylight. This brick built extension is double insulated and allows for further reception space to be enjoyed year round. A ground floor cloakroom adds convenience.

The garage is another fantastic feature and is considerably longer than a standard garage. Unusually, it benefits from a separate personal door positioned conveniently alongside the property's main front entrance, as well as an up-and-over door providing access to the rear driveway. The current owners have made great use of the space, with the front section utilised as a utility area and the rear section providing secure parking for a vehicle.

Moving to the first floor, the landing provides access to three bedrooms, comprising two good-sized double bedrooms and a further single bedroom, alongside the modern family bathroom with double length shower. All bedrooms benefit from built-in wardrobe/storage space.







WITH OVER...
750
COMPANY REVIEWS NOW RECEIVED
At an Average rating of 4.9/5

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