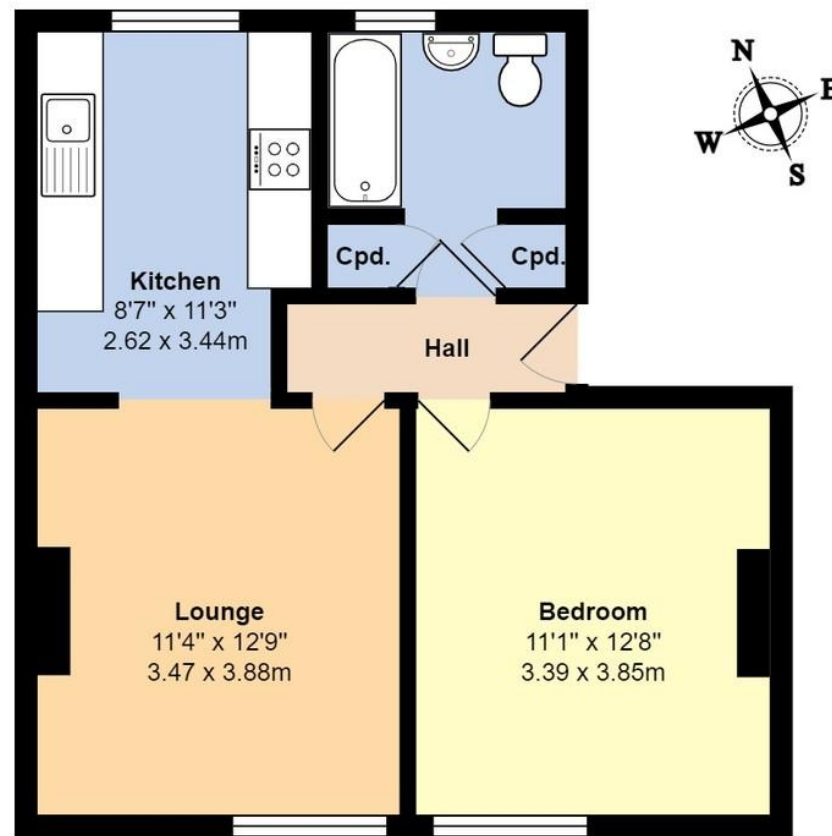


Beach Road, Littlehampton

£115,000

Glyn-Jones



Total Area: 474 ft² ... 44.0 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 2021



A converted top floor flat situated within the heart of Littlehampton town centre.

The accommodation comprises of an entrance hall, modern and newly fitted bathroom/w.c, one double bedroom and an open-plan south/west facing lounge / kitchen (the room also has an easterly aspect).

The flat has been significantly improved over recent months including being redecorated, re-carpeted along with having a new night storage heating system installed. In addition to this a new 125 year lease will be drawn up for the new owner.

No forward chain.

Property Information

Tenure: Leasehold - the property will be sold with a new 125 year lease.

Maintenance: 20% of total outgoings for the building. Full cost TBC - the current owner is currently working out what this will typically be on a yearly basis.

Ground Rent: TBC

Council Tax Band - A
Energy Efficiency Rating - D67

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

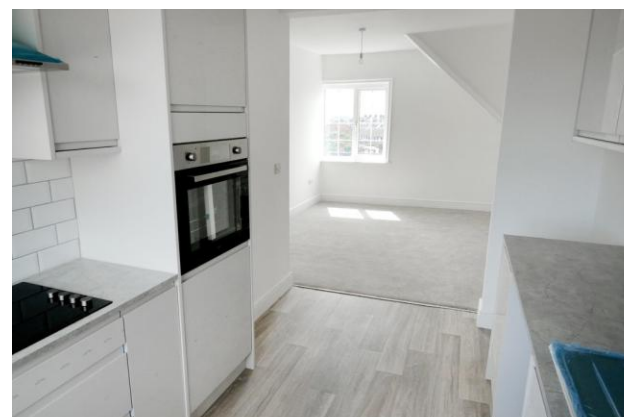
Littlehampton Office
01903 739000
www.glyn-jones.com



Beach Road, Littlehampton

£115,000

Beach Road is situated within Littlehampton town centre where all the local amenities including the shopping precinct and mainline railway station can be found. Littlehampton's beach front and River Arun can be located within a few hundred metres. Further afield is the local leisure centre and Rustington village. There is also easy access to Worthing, Brighton and Portsmouth along the A259.



 *No forward chain* 