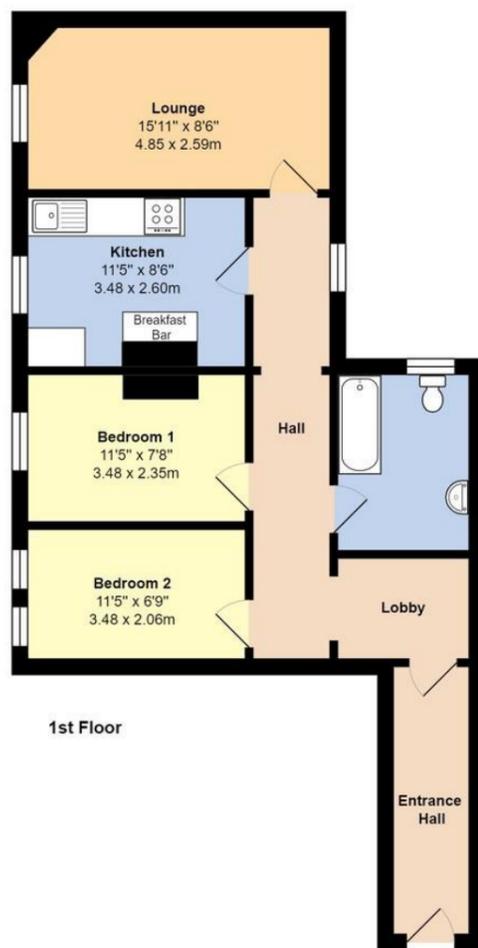


Flat F, Exeter House, 1 Fitzalan Road,  
Littlehampton BN17 5JL

£180,000 Leasehold



1st Floor

Total Area: 695 ft<sup>2</sup> ... 64.5 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 Jtm 2022



Council Tax Band - A  
Energy Efficiency Rating – C

Additional Property Information:

Tenure: Leasehold - 145 years remaining

Maintenance: Approximately £1900 per year, however, the vendor has paid a higher maintenance charge for 2022 as there is a major works programme being carried out.

Ground Rent: Peppercorn

We recommend you have this verified by your legal representative at your earliest convenience.

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.



Littlehampton Office  
01903 739000  
www.glyn-jones.com



Glyn Jones and Company are delighted to offer for sale this immaculately presented first floor flat situated within this imposing Victorian building on Littlehampton's seafront.

The accommodation comprises; a 14ft entrance hall with a doorway into a large lobby and inner hallway, a living room, newly fitted kitchen (2022) with a built in breakfast bar, integral hob and oven, a re-fitted bathroom (2022) and two bedrooms.

In our opinion, the property is ideal for a first time purchase or an investment opportunity and is presented to a high standard throughout, benefiting from being completely redecorated throughout with newly laid carpets and flooring (2022), as well as double glazing and gas fired central heating.

No forward chain.

**Flat F, Exeter House 1 Fitzalan Road, Littlehampton BN17 5JL**  
£180,000 Leasehold



Exeter House is situated to the south end of Fitzalan Road which is with a few hundred metres from Littlehampton sea front. The property is within a third of a mile from the town centre, where a range of shops and eateries as well as the mainline railway station can be found.

The popular Greensward and East Beach Café can be found within a few hundred metres. Rustington Village is within 3 miles where a further comprehensive shopping precinct can be found.



*No forward chain*

