

45 Kingmere, South Terrace, Littlehampton

£135,000

Glyn-Jones



Council Tax Band - B
Energy Efficiency Rating – D

Property Information

Tenure: 99 years from 25 March 1970
Maintenance: £2390 per annum
Ground Rent: £100 per annum

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
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Glyn Jones and Company are delighted to offer for sale to **CASH BUYERS ONLY** this bright and spacious eleventh floor apartment found in a popular block on Littlehampton seafront. The apartment has lift access and provides impressive and unrivalled views out towards The English Channel.

The accommodation comprises an entrance hall with a storage cupboard and a fire escape, two double bedrooms, a spacious dual aspect lounge/diner, a fitted kitchen and a bathroom with a separate w.c.

The property could benefit from some updating yet does benefit from double glazing. A further attribute to the apartment is there is a garage that measures 16'11 x 8'3.

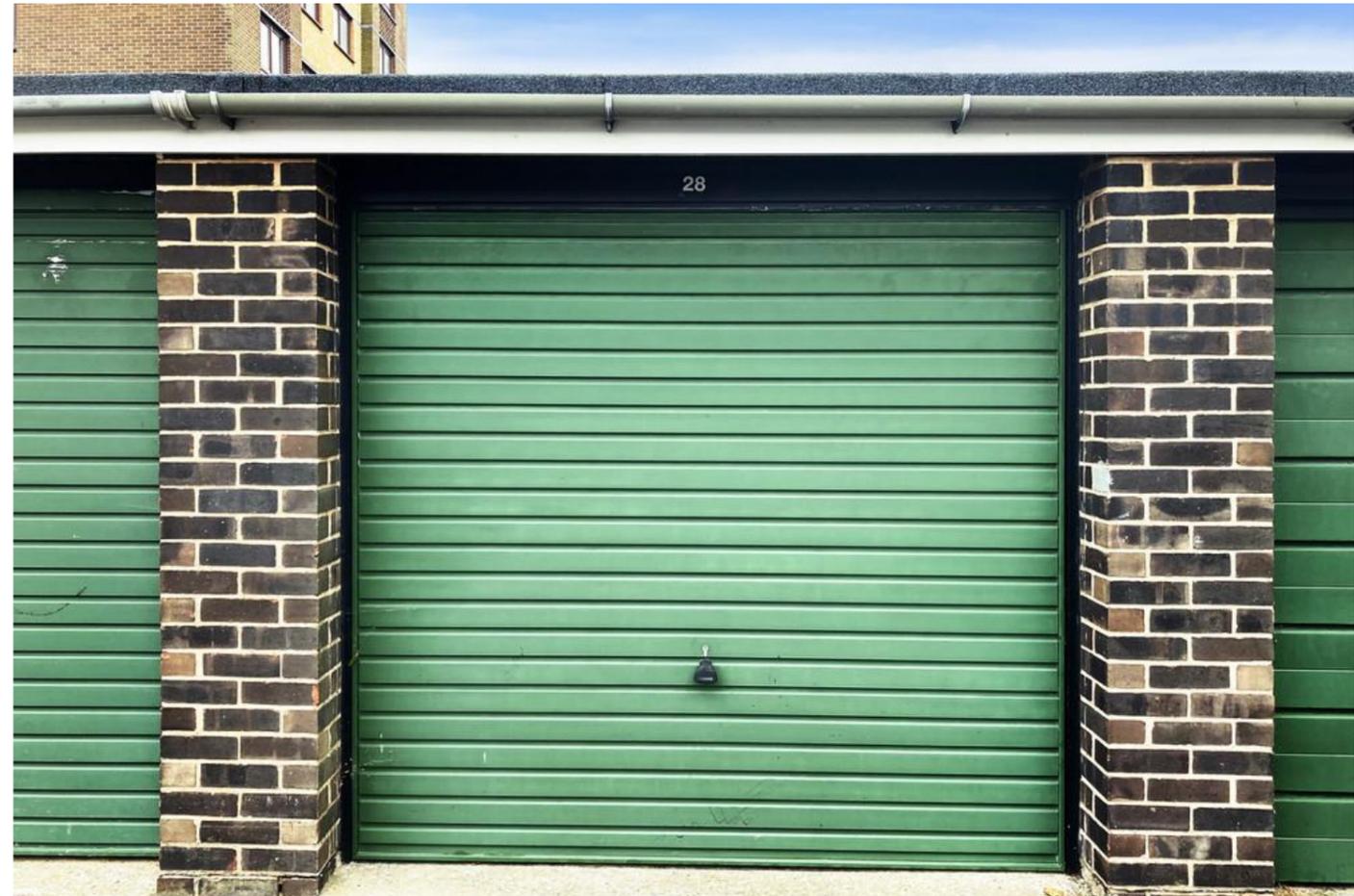
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The apartment is situated on the eleventh floor of Kingmere; a purpose built block found on Littlehampton's seafront. Littlehampton seafront is home to the famous East Beach Café and Windmill Centre, which offers the latest blockbusters, as well as a variety of talented amateur dramatics and dance groups from the local area.

Within half a mile of the property, Littlehampton town centre can be found, offering a range of banks, shops and eateries; along with Littlehampton Train Station, which provides access to Brighton, London Victoria and the surrounding area.



☞ *Compound Garage*
&
Direct Sea Views ☞