

59C Norfolk Road, Littlehampton,
West Sussex, BN17 5HE
£225,000

Glyn-Jones



Total Area: 893 ft² ... 83.0 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



Additional Property Information:

Tenure: Share of Freehold - Lease has 115 years remaining (approx.)

Maintenance: £1200 per annum includes buildings insurance and window cleaning

Ground Rent: N/A

Council Tax Band – A

Energy Efficiency Rating - D

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 this very well presented and unique split-level maisonette, situated within close proximity of the seafront.

The accommodation is deceptively spacious and comprises; stairs up to a landing, a double aspect dining room with good-sized storage cupboard, a modern kitchen with fitted eye-level oven & hob. Stairs up to the next level where you will find a modern shower room/WC, a lounge with log burner, a double bedroom with some built in storage and further steps up to an ideal study area.

The property has many charming character features such as attractive fireplaces and original style inner doors.

Additional benefits are; neutral décor and modern floor coverings throughout, replaced double-glazing (around 4 years old), gas central heating, secure entry phone system and loft access providing further storage.

NO ONGOING CHAIN.

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The property is situated a few hundred metres from Littlehampton's beach front, perfect for summer evening walks along the promenade.

Nearby, there are a variety of amenities including, doctors surgery and many recreational facilities that include the East Beach Cafe, Golf Course, Mewsbrook Park, Leisure centre, Harbour Park and The Windmill cinema and theatre.

The property is within one mile of the town centre where a mainline railway station can also be found which provides links to Gatwick Airport and London Victoria.



 *Particularly spacious split level maisonette*

