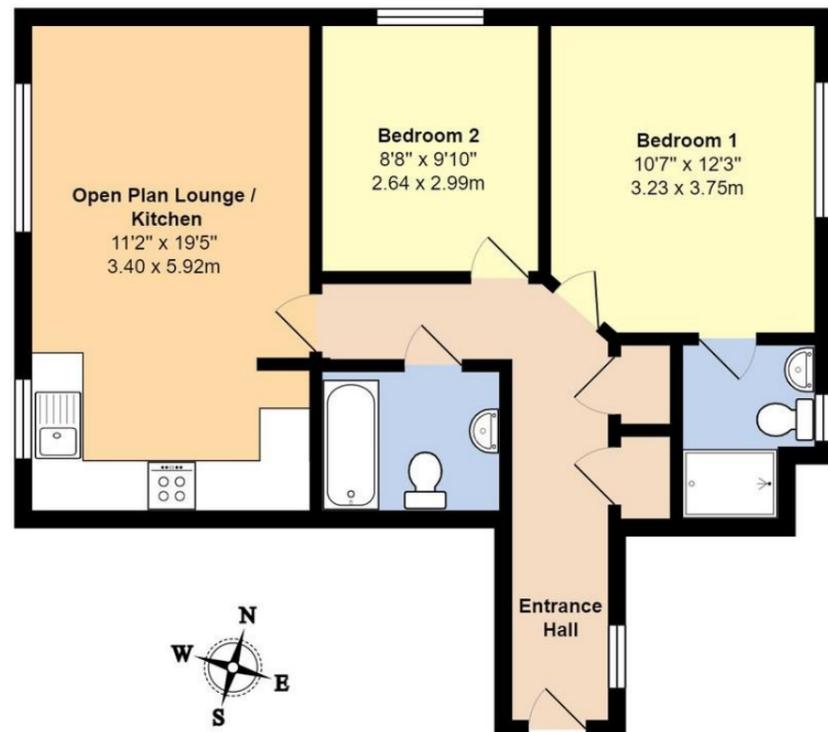


4 Stammer Court, Stammer Road,  
Littlehampton

£200,000 Leasehold



Total Area: 642 ft<sup>2</sup> ... 59.6 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 2021



Glyn-Jones Estate Agents are delighted to offer for sale this well presented ground floor apartment forming part of a modern purpose built block on the outskirts of Littlehampton.

The property offers bright and spacious accommodation throughout comprising of; a large entrance hall with two deep storage cupboards, 19ft5 west facing open-plan living room / kitchen with feature floor length windows, two double bedrooms, an en-suite shower room/w.c and an additional bathroom/w.c.

Further features include gas fired central heating, double glazing and an allocated parking space. There is also a bin/bicycle shed. The property is leasehold and has approximately 110 years left to run on it.

No forward chain.

Council Tax Band - B  
Energy Efficiency Rating – C

Leasehold Information  
Tenure: The property is held on the remainder of 125 year lease, it has approximately 110 years left to run.  
Maintenance: £2086.08 per year  
Ground Rent: £155 per year

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.

## 4 Stammer Court, Stammer Road, Littlehampton £200,000 Leasehold



The property is situated within the popular Elysian Fields development, approximately 1.25 miles north of Littlehampton town centre.

The convenience of the location is particularly important, being within an approximate 1 mile radius of several schools, a large superstore and many other shopping outlets.

Furthermore, Littlehampton mainline railway station provides a regular service to London Victoria and can be found in approximately 1.75 miles, whilst the seafront and delightful riverside can both be found within approximately 2 miles and offer a wide range of restaurants and leisure attractions.



*No forward chain*

