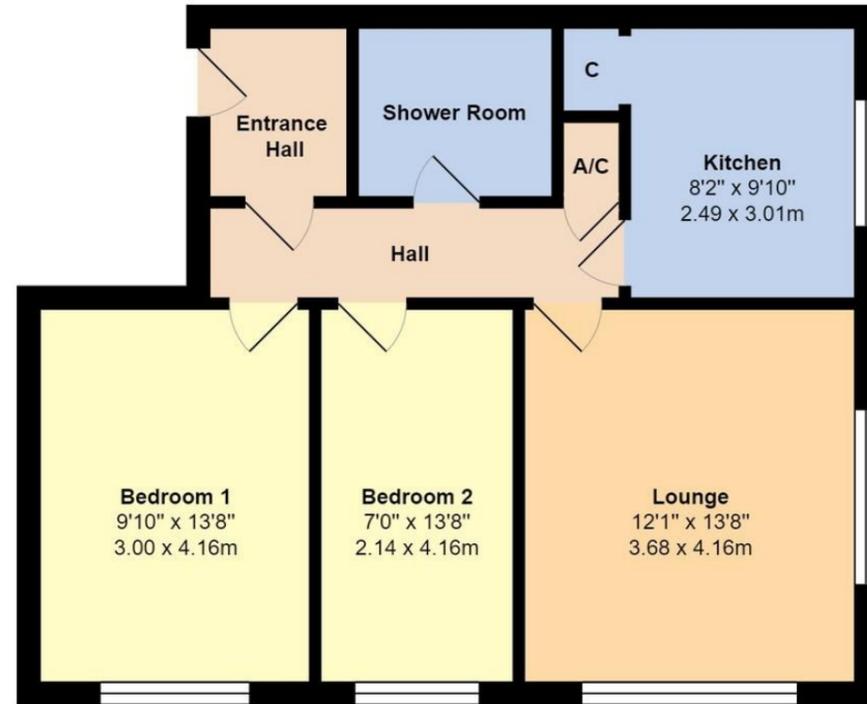


**23 Marden House, Highfield,  
Littlehampton, BN17 7EU**  
£45,000 - Leasehold

**Glyn-Jones**



Total Area: 651 ft<sup>2</sup> ... 60.5 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

Additional Property Information:

Tenure: Leasehold - 94 years remaining

Ground Rent: £10 Per Annum

Maintenance: £185.44 Per Annum

Rent Charge: £65.11 Per Week

Council Tax Band – A

Energy Efficiency Rating - C

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 a rare opportunity to purchase this spacious, 25% shared ownership, top floor apartment.

The accommodation comprises of; an entrance hall, a dual aspect living room, a modern re-fitted kitchen, two double bedrooms and a shower room. The property benefits from upgraded electric heating and double-glazing. The apartment is very spacious and has been well looked after by the current owners having been re-decorated and re-carpeted.

Residents of Marden house benefit from; well-tended communal gardens, an owners brick built shed and allocated off road parking.

In our opinion this would make an ideal first time purchase.

## 23 Marden House, Highfield, Littlehampton, BN17 7EU

£45,000 - Leasehold



Marden House is located within an area known as Highfield, which is located within three quarters of a mile from Littlehampton town centre, boasting a range of shops and restaurants.

Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly. Littlehampton train station is also located in the town centre.

The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.



25% Shared Ownership

