

2 Lansdowne Road, Littlehampton, West Sussex BN17 6JQ

£215,000 - Leasehold



First Floor

Total Area: 765 ft² ... 71.0 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



Glyn Jones and Company are delighted to offer for sale this spacious purpose built first floor apartment situated within a popular residential road.

The accommodation comprises; an entrance hall, an L-shaped lounge diner, a fitted dual aspect kitchen with a fitted hob and oven, a re-fitted bathroom with shower and two double bedrooms. The property benefits from gas fired central heating and double glazing. Further notable features include a private entrance, a loft, and an extended lease.

Outside there is a large private garden which is predominantly laid to lawn with mature hedges and bushes.

In our opinion, this would make an ideal first time/investment opportunity with a rental potential of £950pcm

Council Tax Band - A
Energy Efficiency Rating - C

Property Information

Tenure: Leasehold. Lease expires 29/9/2158 (135 years remaining)

Maintenance: No fixed maintenance

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.



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Lansdowne Road is situated to the north of Littlehampton. The town centre is within one mile of the property, with its range of shops, cafes and restaurants as well as transport links via Littlehampton Train Station.

Morrison's supermarket and Wick parade of shops including post office are under half a mile from the property.

Littlehampton seafront and Greensward is within 2 miles and 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.



Large private garden

