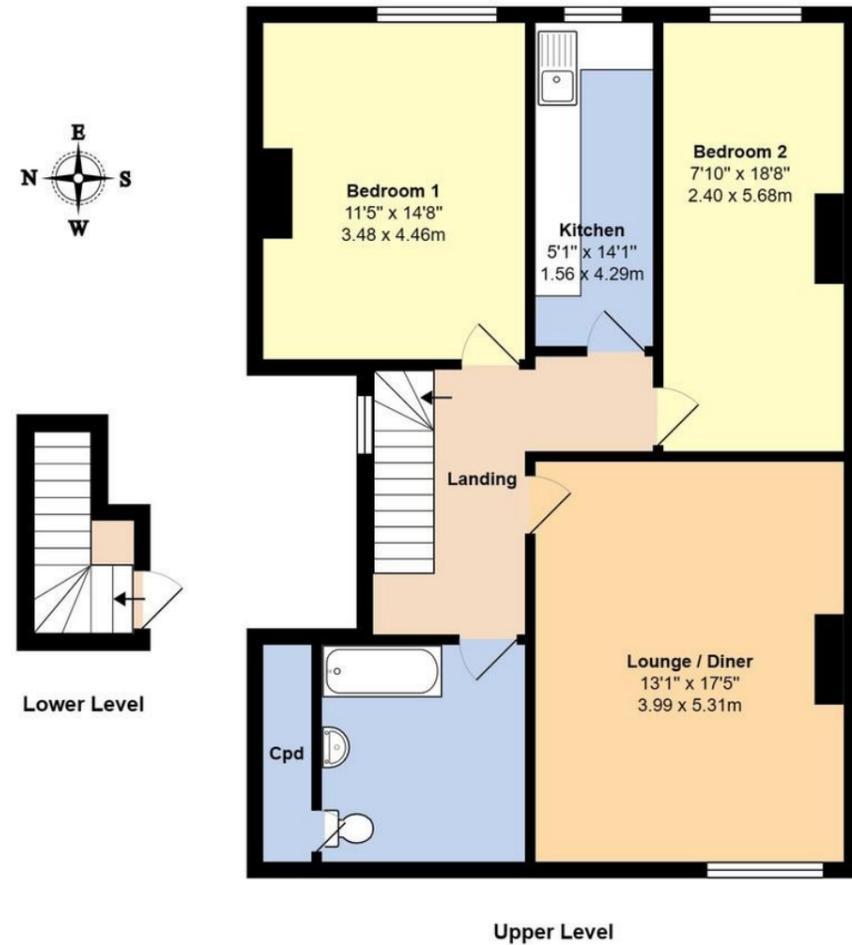


77B Beach Road, Littlehampton,  
West Sussex, BN17 5JH  
£180,000 - Leasehold

Glyn-Jones



Total Area: 896 ft<sup>2</sup> ... 83.3 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 2023



Additional Property Information:

We understand that the property is leasehold and has approximately 91 years remaining.

Maintenance: £1966.80 per year

Ground Rent: £150.00 per year

Council Tax - A

Energy Performance Rating - D

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.

Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com



Glyn-Jones Estate Agents are delighted to offer for sale this spacious converted first and second floor maisonette situated within an imposing older style building.

The accommodation comprises of; an entrance hall with stairs to upper floor, a large West facing lounge/diner, a fitted kitchen, two double bedrooms and a large bathroom/w.c.

The property offers great scope for further improvement and offers gas fired central heating and double-glazing.

We feel this property would make an ideal first time purchase or investment opportunity with a potential rental income of £850pcm.

**NO ONWARD CHAIN.**

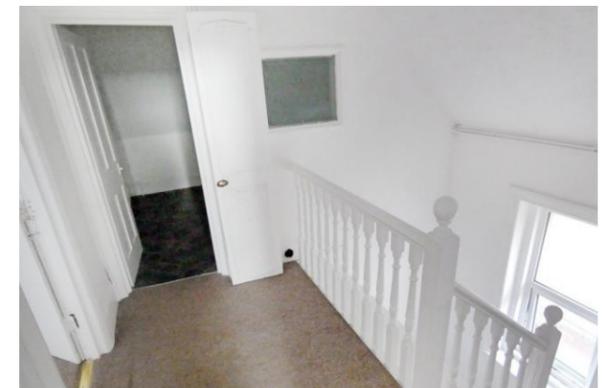
# 77B Beach Road, Littlehampton, West Sussex, BN17 5JH

£180,000 - Leasehold

Beach Road is a highly regarded road which runs from the town centre to the seafront. The property is located within close proximity to the beach and its' large greensward and award winning East Beach café is within just a few hundred yards.

The building is favourably located opposite Caffyns Field and St Catherine's Church. The town centre with extensive shops, a number of supermarkets and Littlehampton mainline railway station (London Victoria 90 minutes) is within walking distance.

Littlehampton is a seaside resort on the English Channel on the eastern bank of the mouth of the River Arun. Approx. 20 miles west of Brighton and 10 miles east of the county town of Chichester. The town enjoys extensive recreational facilities, including a leisure centre, sailing club, marina and links golf course.



*No Onward Chain*

