

Total Area: 882 ft<sup>2</sup> ... 82.0 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 2024

Council Tax Band - C

Energy Efficiency Rating - C

Tenure – Leasehold

We recommend you have this verified by your legal representative at your earliest convenience.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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  
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**Flat 1, 3 South Terrace, Littlehampton**  
**West Sussex BN17 5NZ**  
**£299,950 - Leasehold**



**Glyn-Jones and Company are delighted to offer for sale this stunning apartment located within a conservation area just off Littlehampton's beach front known as 'Little Beach Town'.**

The accommodation comprises; a hallway with a large cupboard, a spacious living room with a feature bay window, a modern kitchen with space for a table, two double bedrooms with the master bedroom benefitting from built-in wardrobes and a feature shower room.

In our opinion, the property is presented to a very high standard throughout with neutral décor and flooring, gas fired central heating, a private entrance and feature built-in window shutters.

Externally there is a private Southerly garden which is laid to shingle and patio. The garden has mature shrubs and bushes and is enclosed by a low level wall.



At an Average rating of

**4.9/5** ★★★★★



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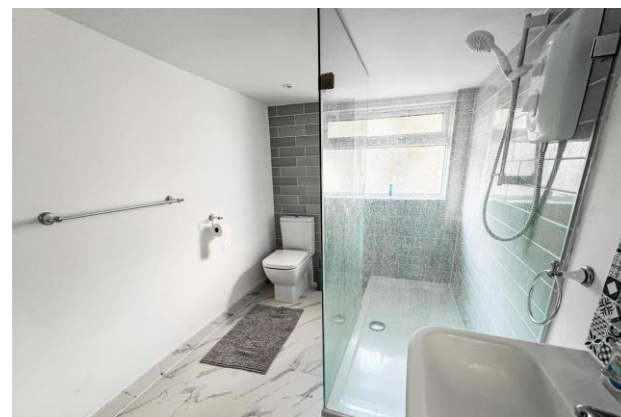
# Flat 1, 3 South Terrace, Littlehampton, West Sussex BN17 5NZ

£299,950 - Leasehold



The property is situated on the ground floor of this imposing older style building within the highly regarded Little Beach Town Conservation area of Littlehampton which is within a few hundred metres of the beach front, East Beach Cafe and Greensward.

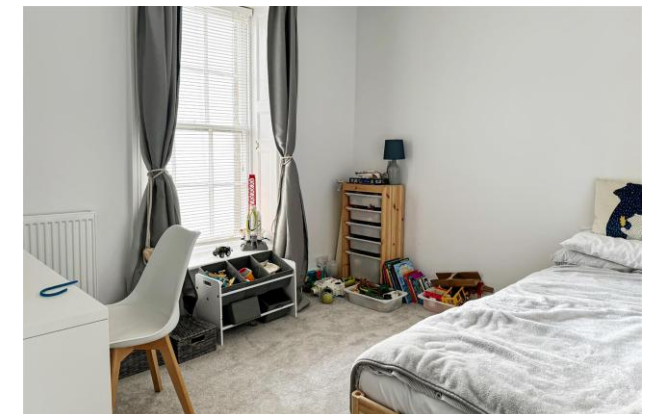
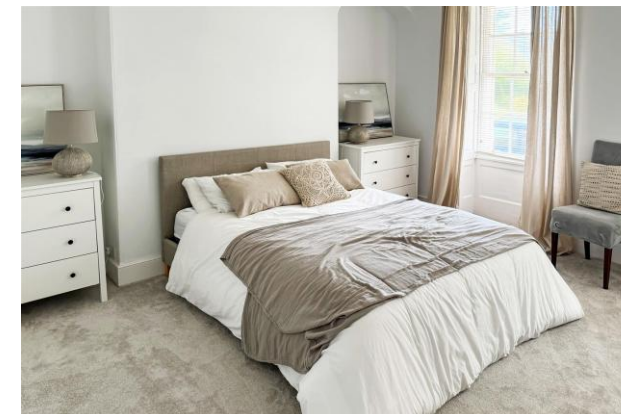
Littlehampton town centre is within one mile (approx.) with a variety of eateries, shops and a short walk to the river. There is a mainline station that travels directly to London Victoria. Also Rustington Village is within two miles away.



**Tenure:** Leasehold – We are advised that there are approximately 120 years remaining on the lease (125 years from 2021). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

**Maintenance Fee:** TBC

**Ground Rent:** £250.00



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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