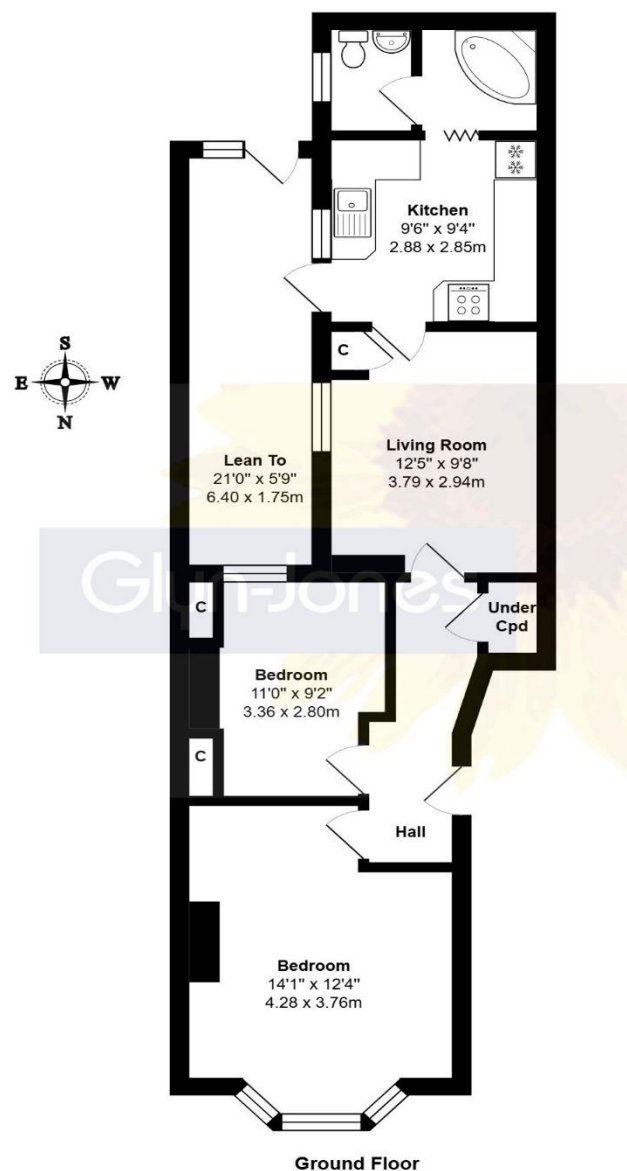




Total Approx. Floor Area 764 ft² ... 71.0 m²

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

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
littlehampton@glyn-jones.com

Ground Floor Flat, 38 New Road, Littlehampton BN17 5AT £120,000 Leasehold

Glyn-Jones



Two Bedroom Garden Flat – In Need of Cosmetic Updating. Situated on the ground floor of a converted period house containing just one other property, this spacious two double bedroom garden flat offers excellent potential for those looking to add their own stamp.

The accommodation comprises a welcoming reception room, two generous double bedrooms, a fitted kitchen, and a compact bathroom featuring a corner bath with shower over. To the rear, there is a large lean-to providing useful additional space and access to the south-facing private garden, which includes two brick-built workshops and rear access via an alleyway.

Further benefits include gas central heating and a share of the building with only one other flat, offering a sense of privacy and independence.

While the property would benefit from cosmetic updating throughout, it presents an excellent opportunity for buyers seeking a home to modernise to their own taste.

We have been informed by the vendor that there is an absent freeholder; however, the property will be sold with an absent freeholder indemnity policy on completion.

Early viewing is highly recommended to appreciate the space, potential, and attractive south-facing garden that this property offers.



At an Average rating of
4.9/5 ★★★★★



Littlehampton Office
01903 739000
www.glyn-jones.com

Ground Floor Flat, 38 New Road, Littlehampton BN17 5AT
£120,000 Leasehold



Littlehampton perfectly captures the spirit of seaside town living — relaxed, accessible, and full of character. The area’s period homes and modern apartments offer a range of options for both homeowners and tenants, with many enjoying views of the river or quick access to the beach.

It’s an ideal setting for professionals seeking a coastal commute base, families looking for good local schools, or investors seeking consistent rental returns in a lively seaside market.



Tenure: Leasehold – We are advised that there are approximately 59 years remaining on the lease (99 years from 1/04/1986). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Agents Note: we are advised by our vendor that the property has an absent freeholder for the last 27 years. An absent freeholder indemnity policy will be offered on completion.

Maintenance Fee: Yearly Building Insurance Cost

Ground Rent: Nil

Energy Efficient Rating: TBC | **Council Tax Band:** B



WITH OVER... **500** COMPANY REVIEWS

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

Glyn-Jones

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