



First Floor

Total Area: 775 ft² ... 72.0 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 1st Image 2025

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
www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

7 Lansdowne Road, Littlehampton, West Sussex BN17 6JQ £165,000 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this spacious purpose built first-floor maisonette, forming part of a semi-detached property in a popular residential area of Littlehampton.

Accommodation comprises a private entrance with stairs leading to the first floor, a lounge/diner with bay window, a fitted kitchen, two double bedrooms, and a bathroom/WC. The property would benefit from modernisation throughout but offers fantastic potential to add value and create a wonderful home or investment property.

Further features include double glazing and electric heating.

The property benefits from a private rear garden which is laid to lawn and has a shed.

NO FORWARD CHAIN.

7 Lansdowne Road, Littlehampton, West Sussex BN17 6JQ
£165,000 - Leasehold



Tenure: Leasehold – We are advised that there are approximately 122 years remaining on the lease (133 years from 03/10/2014).

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: Ad hoq.

Ground Rent: Peppercorn

Energy Efficiency Rating: E

Council Tax Band: A

Lansdowne Road is situated within a well established residential area of Littlehampton. The property is positioned within close proximity to several schools, including White Meadows Primary Academy and The Littlehampton Academy, making it a practical choice for families. There are local convenience stores nearby, and the town centre, which offers a wider selection of shops, cafes, restaurants and supermarkets is approximately one mile away. The River Arun and Littlehampton's seafront, with its popular promenade and beach, are also within easy reach. For commuters, Littlehampton railway station is just over a mile from the property and provides direct services to Brighton, Gatwick Airport and London Victoria. Regular bus services also operate along nearby roads, linking surrounding towns including Rustington, Bognor Regis, and Worthing. Road access is good, with the A259 nearby connecting to the wider south coast road network.

