



Total Area: 798 ft² ... 74.2 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.
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Glyn-Jones

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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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

41 Kingmere, South Terrace,
Littlehampton BN17 5LD
£175,000 - Leasehold



Glyn-Jones and Company are delighted to offer for sale this purpose-built tenth floor apartment which enjoys truly impressive views, with direct sea views to the front and rooftop views stretching towards the Downs and along the coastline.

The accommodation is well laid out and begins with a large entrance hallway providing excellent space and storage. The dual-aspect lounge is a real highlight, filled with natural light and perfectly positioned to take in the surrounding views. The fitted kitchen is well equipped with a range of units and benefits from some appliances included within the purchase price. The apartment further benefits from a bathroom and a separate WC, adding to the practicality of the layout.

Additional features include residents' permit parking and the advantage of being offered to the market with no onward chain, making it an ideal choice for buyers seeking a smooth and straightforward purchase.

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£175,000 - Leasehold



Tenure: Leasehold – We are advised that there are approximately 90 years remaining on the lease (99 years from 31/08/2016).

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

Maintenance Fee: £1260.00 every six months

Reserve Fund: £1250.00 every six months

Ground Rent: £168.00 every six months

Energy Efficiency Rating: TBC

Council Tax Band: B

Just steps away from the beach front, the famous East Beach Café and Windmill Centre where residents can enjoy the latest blockbusters and performances from local amateur dramatics and dance groups. You'll never be bored with the variety of entertainment available just moments from your doorstep.

Within a half-mile radius, you'll find Littlehampton town centre bustling with the high street shops, and eateries. Littlehampton train station is also nearby, providing easy access to Brighton, London Victoria, and beyond. Whether you're looking for a seaside getaway or a convenient commute to the city, this location has it all. Overall, Arundel offers a unique lifestyle combining historic charm, natural beauty and excellent transport links.

