



Freehold For Sale

26-28 Surrey Street, Littlehampton

West Sussex, BN17 6BG

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Tel: 01903 739000

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www.glyn-jones.com



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Newly Built Mixed-Use Investment

Don't miss out on a rare opportunity to acquire the Freehold interest in this impressive mix of commercial and residential property located in the heart of Littlehampton, West Sussex.

This new property presents a unique investment opportunity featuring a self-contained retail space, two, one-bedroom apartments, and one two-bedroom apartment spread across three floors. Boasting modern amenities such as electric central heating, open plan living areas, fitted kitchens, and double-glazing, this property offers a comfortable living experience for tenants.

Positioned prominently on Littlehampton's bustling high street, this property enjoys a prime location ideal for both businesses and residents. The retail unit is equipped with underfloor heating, a staff room, and a WC, while the property offers the convenience of three allocated parking spaces with vehicle charging points.

With a potential annual income of around £52,000, this mix of commercial and residential property promises years of hassle-free investment potential. Act now to seize this fantastic opportunity!

Located in the thriving town of Littlehampton, residents will enjoy easy access to the beautiful seafront, charming cafes, shops, and restaurants. Littlehampton is also surrounded by scenic countryside, offering opportunities for outdoor activities such as hiking and biking. Don't miss your chance to view this impressive property today!

Guide Price £720,000 - Freehold





Parts of the Property

Description	Floor	Approx. m ² /unit	Area m ²
Retail Unit	Ground Floor	64.2	691
Two Bedroom Apartment	First Floor	74.2	798
One Bedroom Aprtment	First Floor	54.2	548
One Bedroom Apartment	Second Floor	51.0	583
Outside			
Bin Storage Room			
Covered Parking Spaces	Three Spaces with Vehicle Charging Points		
		Total 243.60	2620m ²



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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.

