



Total Area: 510 ft² ... 47.3 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 Jtm 2023

Council Tax Band - A
Energy Efficiency Rating – TBC



Glyn-Jones

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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**4 Clare Court, Beach Road,
Littlehampton, BN17 5JQ
£120,000 - Leasehold**

Glyn-Jones



Glyn-Jones and Company are pleased to offer for sale this spacious, purpose built, ground floor apartment situated within close proximity to the town centre and seafront.

The accommodation comprises; an entrance hall, a fitted kitchen, a dual aspect lounge, a double bedroom with built in wardrobes, a shower room and storage cupboard. Outside, there is communal gardens and off-road residents parking.

Additional benefits are; a secure entry phone system, double-glazing and electric heating. Cash buyers only due to the lease being only 49 years.

NO FORWARD CHAIN.

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Additional Property Information:

Tenure – Leasehold – 49 Years remaining

Maintenance – TBC
Ground Rent – TBC

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

Location – Clare Court is situated within Beach Road, which is a highly regarded road which runs from the town centre to the seafront. The property is located within close proximity to the beach and its' large greensward and award winning East Beach café is within just a few hundred yards.

The building is favourably located opposite Caffyns Field and St Catherine's Church. The town centre with shops, a number of supermarkets and Littlehampton mainline railway station (London Victoria 90 minutes) is within walking distance.

Littlehampton is a seaside resort on the English Channel on the eastern bank of the mouth of the River Arun. Approx. 20 miles west of Brighton and 10 miles east of the county town of Chichester. The town enjoys extensive recreational facilities, including a leisure centre, sailing club, marina and links golf course.

