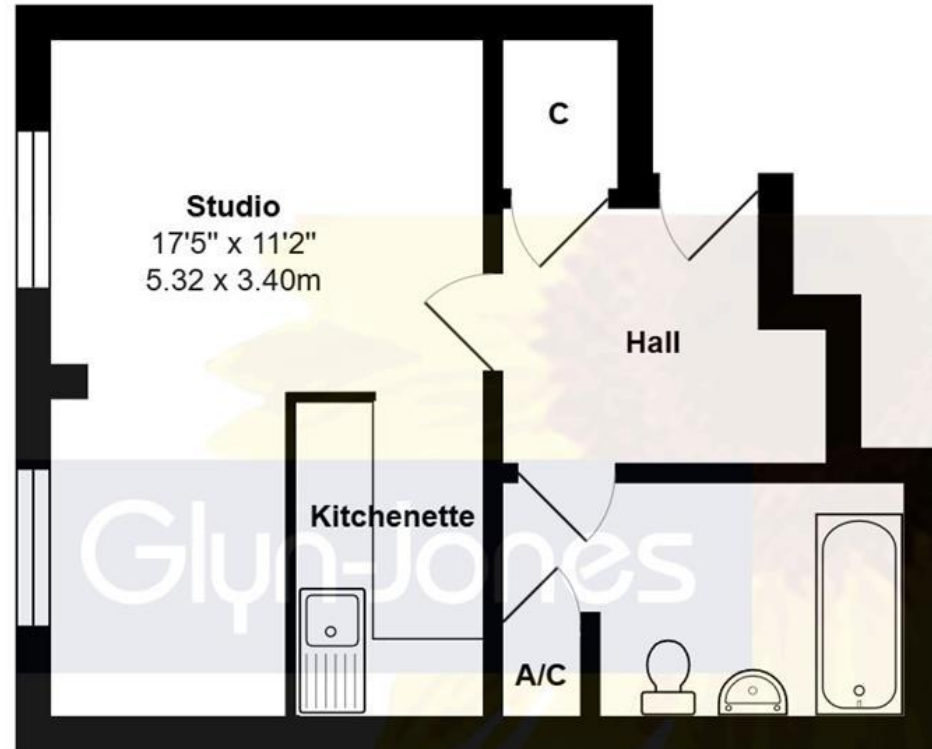


2a Kingmere, South Terrace,  
Littlehampton BN17 6JJ  
£70,000 – Leasehold



Total Area: 333 ft<sup>2</sup> ... 30.9 m<sup>2</sup>

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 2026



Glyn-Jones and Company are delighted to offer for sale this purpose-built ground floor studio flat, available to cash buyers only and offered with no forward chain.

The accommodation comprises a large entrance hallway with a useful built-in storage cupboard, leading through to a bright and spacious studio room with a defined kitchenette area. The bathroom benefits from a large built-in airing cupboard, providing additional storage space.

Further features include double glazed tilt and turn windows, electric heating, and residents' off-road parking. The property now requires modernisation throughout, offering an excellent opportunity for purchasers looking to renovate and add value.

The flat is held on a lease with approximately 42 years remaining and would be ideally suited to investors or buyers seeking a refurbishment project.

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com



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.

## 2a Kingmere, South Terrace, Littlehampton BN17 6JJ

### £70,000 – Leasehold



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.



Tenure: Leasehold – We are advised that there are approximately 42 years remaining on the lease (99 years from 25/03/1970).

Maintenance Fee: £575.00 - inc water charges      Reserve Fund: £630.00      Ground Rent: £43.00

Energy Efficiency Rating: tbc      Council Tax Band: A

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

