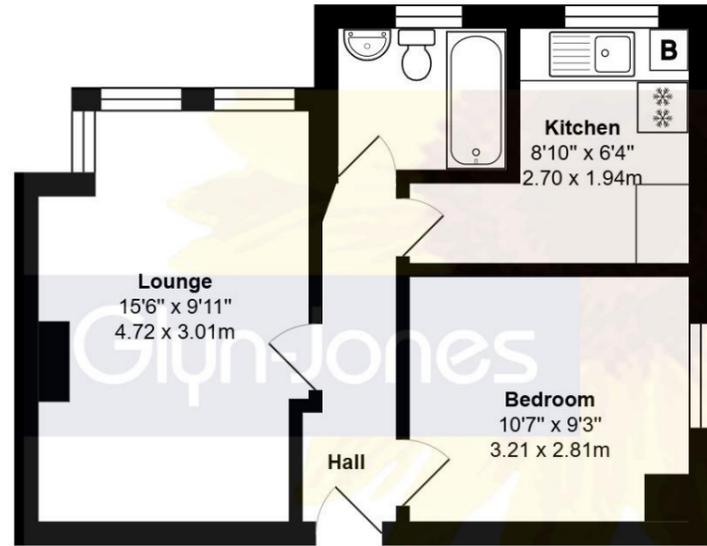


**Flat 3, 6 Goda Road, Littlehampton  
BN17 6AS  
£150,000 Leasehold**

**Glyn-Jones**



**1st Floor**

Total Area: 410 ft<sup>2</sup> ... 38.1 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



A delightful one-bedroom apartment situated on the first floor, positioned at the rear of this charming Edwardian semi-detached property. Located on Goda Road, a premier address just outside Littlehampton town centre, the apartment offers both convenience and character.

The accommodation is accessed via a communal entrance with entry phone system, leading to a private front door and welcoming hallway. The bright living room features a beautiful bay window with an easterly aspect, allowing plenty of natural light to flood the space. Replacement double glazing has been installed, and the chimney breast creates an ideal focal point for a TV, complemented by practical shelving within the alcove for additional storage.

The double bedroom enjoys a pleasant south-facing aspect and benefits from a replacement double-glazed window. The bathroom is fitted with a modern white suite and also features replacement double glazing.

The fitted kitchen offers a range of white units with contrasting wood-effect work surfaces, along with space for a larder-style fridge, washing machine, and cooker. A wall-mounted combination boiler supplies efficient gas central heating.

In our opinion, the apartment is offered for sale in very good condition throughout. Further benefits include a long lease, low outgoings, and an allocated parking space within the rear car park.

The property management is handled in-house, providing owners with greater control and making this an attractive and practical choice for both homeowners and investors alike.



WITH OVER...



At an Average rating of **4.9/5** ★★★★★

**Glyn-Jones**

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



At an Average rating of

**4.9/5** ★★★★★



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www.glyn-jones.com

**Flat 3, 6 Goda Road Littlehampton, BN17 6AS**  
**£150,000 Leasehold**

Goda Road is a desirable, tree-lined residential street in Littlehampton, West Sussex. Close to the town centre, railway station, River Arun and seafront, it offers convenient access to shops, amenities and coastal attractions. The area features spacious homes, a peaceful atmosphere and a strong community feel within this popular seaside town.



**Tenure:** Leasehold – We are advised that there are approximately 143 years remaining on the lease 150 years from 7<sup>th</sup> March 2019. **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

**Maintenance Fee:** Ad Hock (approximate over the last 3 years is £500 PA)

**Ground Rent:** £100 Per Annum

**Energy Efficient Rating: C | Council Tax Band: A**

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.



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