



Total Approx. Floor Area 334 ft² ... 31.0 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

WITH OVER...



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

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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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**2, 49 Bayford Road, Littlehampton,
West Sussex BN17 5HW
£99,950 - Leasehold**

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this spacious ground floor studio flat with a private garden, residents off road parking and no forward chain.

Situated at the rear of an attractive Victorian building, this well-presented studio flat offers comfortable, low-maintenance living in a characterful setting.

The accommodation comprises a generous studio room featuring fitted drawers and recessed storage, alongside a well-planned L-shaped kitchen/diner with ample space for a table and chairs. The bathroom includes plumbing and space for a washing machine, while a separate WC adds convenience. Additional features include gas-fired central heating, double glazing throughout, and white goods included in the sale.

To the rear, a large westerly-facing private garden offers an ideal outdoor retreat. Laid to patio for easy upkeep, it features a canopy for shelter, a dwarf wall and high-level fencing for privacy, and a gated access to an off-road parking space.

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£99,950 - Leasehold



Tenure: Leasehold – We are advised that there are approximately 61 years remaining on the lease (99 years from 24/06/1988).
You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £1387.00 per annum
Ground Rent: £TBC

Energy Efficient Rating: | Council Tax Band: A

Bayford Road is situated within Littlehampton town centre where all the local amenities including the shopping precinct and mainline railway station can be found.

Littlehampton's beach front and River Arun can be located within a few hundred metres. Further afield is the local leisure centre and Rustington village.

There is also easy access to Worthing, Brighton and Portsmouth along the A259.

