

Total Area: 791 ft² ... 73.5 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 – D68



Littlehampton Office
01903 739000
littlehampton@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.

42b Norfolk Road, Littlehampton
West Sussex, BN17 5HE
£220,000 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer this well presented converted flat which occupies the entire first floor of this imposing building.

The accommodation comprises; an entrance hall, a spacious lounge/diner with bay window, a modern fitted 'Howdens' kitchen, two bedrooms, a modern tiled bathroom and separate WC. The property has been modernised by the current vendor, yet does still benefit from some original features, as well as part double glazing and gas fired central heating.

A further notable feature is the property has the remainder of a 999 year lease.

Viewing is advised.

VENDOR SUITED.



At an Average rating of

4.9/5 ★★★★★



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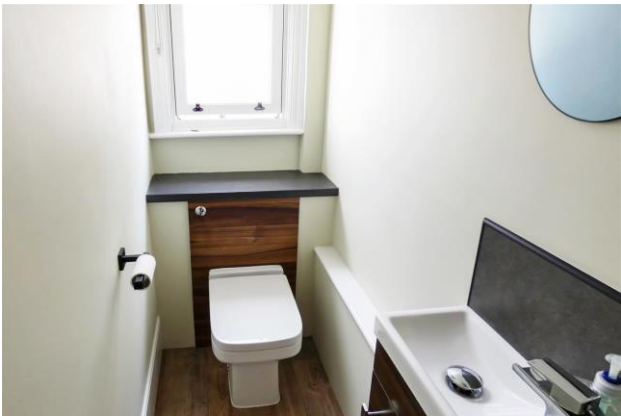
42b Norfolk Road, Littlehampton, West Sussex, BN17 5HE
£220,000 - Leasehold



The property is situated a few hundred metres from Littlehampton's beach front, perfect for summer evening walks along the promenade.

The property is also close to the doctors surgery and many recreational facilities that include the East Beach Cafe, Golf Course, Mewsbrook Park, Leisure centre, Harbour Park and The Windmill cinema and theatre. There are local primary and secondary schools, doctors and dentist surgeries which again are in the nearby vicinity.

The property is within one mile of the town centre where a mainline railway station can also be found which provides links to Gatwick Airport and London Victoria.



Property Information

Tenure: Leasehold - remainder of a 999 years remaining (992 years remaining)
Maintenance: £125 per calendar month
Ground Rent: £0

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