



First Floor

Total Approx. Floor Area 499 ft² ... 46.4 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

Energy Efficiency Rating: TBC

Council Tax Band: B

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

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

30 Francis Court, Church Street,
Littlehampton, West Sussex BN17 5PY
£110,000 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this well-presented, purpose-built age-restricted apartment which offers comfortable and secure living in a friendly community setting. Ideally situated on the first floor with convenient lift access, the property is bright and welcoming, with neutral décor throughout and recently re-laid carpets.

The accommodation includes a generously sized double bedroom with built-in wardrobes, a spacious lounge/diner offering lovely views over the communal gardens, and a modern fitted kitchen with integrated appliances. A well-appointed bathroom, double glazing, and electric heating further enhance the comfort and efficiency of the home.

Residents benefit from a range of extensive communal facilities, including off-road parking, a communal lounge ideal for socializing, a laundry room, and a bin store. The beautifully maintained gardens provide a peaceful setting to relax outdoors.

The property is vendor suited, meaning a smooth and timely move is possible. This is an ideal opportunity for those seeking to downsize or enjoy retirement living in a well-managed and supportive environment.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

30 Francis Court, Church Street, Littlehampton, West Sussex BN17 5PY
£110,000 - Leasehold



Leasehold Information

Tenure: Leasehold – We are advised that there are approximately 106 years remaining on the lease from 01/05/2007 to 01/05/2132.
You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance: £2661.18 per annum.
Ground Rent: £424.00 per annum.
You are advised to have this confirmed by your legal representative at your earliest opportunity.

Situated on a highly sought-after tree-lined road, Francis Court offers a peaceful retreat within close proximity to Littlehampton town centre. This desirable location provides easy access to a variety of conveniences, with the Number 9 Bus stopping right in front of the development, connecting you directly to the vibrant town centre.

Within the town centre, you'll discover a range of shops, cafes, and amenities, including a Sainsbury's supermarket for all your grocery needs. If you require medical attention, the doctors surgery is just a short stroll away, while book lovers can enjoy browsing the shelves at the nearby library.

Whether you prefer to walk or drive, you'll find everything you need conveniently located near Francis Court.

