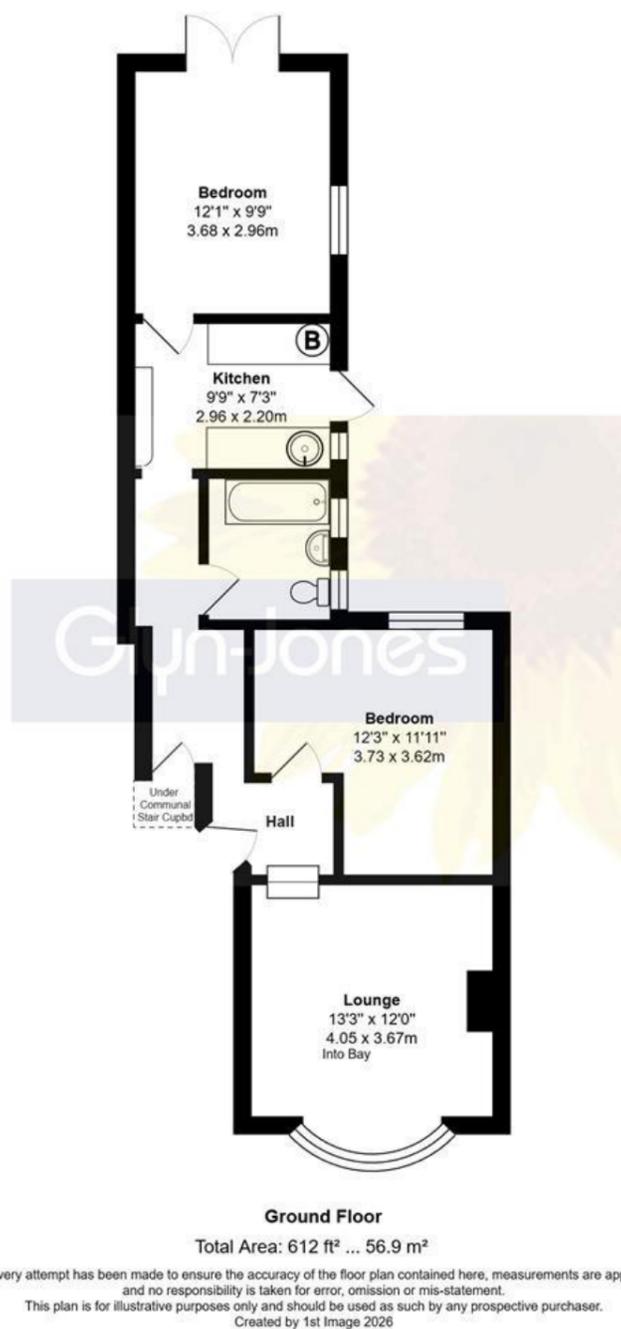


**Flat 1, 19 Western Road,
Littlehampton BN17 5NP
£210,000 – Share of Freehold**



Glyn-Jones and Company are delighted to offer for sale this bright and spacious converted split-level apartment, arranged to provide well balanced and versatile accommodation.

The layout includes two bedrooms, a generous South facing reception room, a fitted kitchen, and a modern bathroom. The apartment benefits from gas fired central heating with attractive feature pillar radiators, together with double glazed windows throughout. The vendor has recently installed new windows in both bedrooms, along with French doors in Bedroom Two.

Externally, the property enjoys the advantage of an enclosed private rear garden, featuring a character flint wall and access gate, providing a private outdoor space. The garden also has a 10ft x 3ft 'Shiplap Pent Wooden Shed' which offers power and lighting.

Tenure is offered with a share of the freehold and the benefit of the remainder of a 999-year lease and low outgoings.

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.

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The property is situated to the ground floor of this imposing older style building within the highly regarded Beach Town Conservation area of Littlehampton which is within a few hundred metres of the beach front, East Beach Cafe and Greensward.

Littlehampton town centre is within one mile (approx.) with a variety of eateries, shops and a short walk to the river. There is a mainline station that travels directly to London Victoria. Also Rustington Village is within two miles away.



Tenure: Share of Freehold – We are advised that there are approximately 996 years remaining on the lease (999 years from 2023).

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

Maintenance Fee: Ad hoq (split 3 ways)

Ground Rent: Zero

Energy Efficient Rating: C

Council Tax Band: A