



Ground Floor
Total Approx. Floor Area 764 ft² ... 71.0 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

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.

WITH OVER...
500 COMPANY REVIEWS NOW RECEIVED
At an Average rating of **4.9/5** ★★★★★



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

Ground Floor Flat, 38 New Road, Littlehampton BN17 5AT £120,000 Leasehold

Glyn-Jones



Two Bedroom Garden Flat – In Need of Cosmetic Updating. Situated on the ground floor of a converted period house containing just one other property, this spacious two double bedroom garden flat offers excellent potential for those looking to add their own stamp.

The accommodation comprises a welcoming reception room, two generous double bedrooms, a fitted kitchen, and a compact bathroom featuring a corner bath with shower over. To the rear, there is a large lean-to providing useful additional space and access to the south-facing private garden, which includes two brick-built workshops and rear access via an alleyway.

Further benefits include gas central heating and a share of the building with only one other flat, offering a sense of privacy and independence.

While the property would benefit from cosmetic updating throughout, it presents an excellent opportunity for buyers seeking a home to modernise to their own taste.

We have been informed by the vendor that there is an absent freeholder; however, the property will be sold with an absent freeholder indemnity policy on completion.

Early viewing is highly recommended to appreciate the space, potential, and attractive south-facing garden that this property offers.

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£120,000 Leasehold



Littlehampton perfectly captures the spirit of seaside town living — relaxed, accessible, and full of character. The area's period homes and modern apartments offer a range of options for both homeowners and tenants, with many enjoying views of the river or quick access to the beach.

It's an ideal setting for professionals seeking a coastal commute base, families looking for good local schools, or investors seeking consistent rental returns in a lively seaside market.



Tenure: Leasehold – We are advised that there are approximately 59 years remaining on the lease (99 years from 1/04/1986). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Agents Note: we are advised by our vendor that the property has an absent freeholder for the last 27 years. An absent freeholder indemnity policy will be offered on completion.

Maintenance Fee: Yearly Building Insurance Cost

Ground Rent: Nil

Energy Efficient Rating: D | Council Tax Band: B



COMPANY
REVIEWS

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