



Ground Floor

Total Area: 759 ft<sup>2</sup> ... 70.5 m<sup>2</sup> (Excluding Deck)

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 Jm 2024



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.

Glyn-Jones

Littlehampton Office  
01903 739000  
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17, Mariners Quay  
Littlehampton BN17 5DA  
£360,000 Leasehold

Glyn-Jones



Introducing this exceptional ground floor riverside apartment in the sought-after location of Littlehampton. This property offers a rare opportunity to own a piece of paradise with stunning 180-degree views of the river. Boasting its own private south/West facing garden, this home is perfect for those looking to enjoy the outdoors in a tranquil setting.

Step inside to find a generously sized living/dining room with a patio door leading out to a private balcony overlooking the picturesque river. The two double bedrooms, with the master featuring built-in wardrobes and an en-suite shower room, provide comfort and convenience. A modern fitted kitchen with river views and a separate family bathroom complete this inviting living space.

Conveniently located, this property also comes with under cloak parking in a brick built car port. With no onward chain, this is a truly rare find that must be seen to be appreciated. The excellent condition of this ground floor apartment makes it the perfect choice for those seeking a riverside oasis in Littlehampton.

In addition, the property is situated close to various amenities such as shops, restaurants, and public transportation. With easy access to the beach and other nearby points of interest, this riverside gem offers the ideal blend of tranquillity and convenience. Don't miss out on the chance to view this exceptional property – book your viewing today!



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**17 Mariners Quay, Littlehampton BN17 5DA**  
**£360,000 Leasehold**



**Council Tax Band – D**  
**Energy Efficiency – TBA**  
**Leasehold**

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

Mariners Quay is a modern riverside development situated just on the edge of Littlehampton town centre, where its range of shops, banks and eateries can be found within half a mile from the property. Littlehampton also benefits from a mainline railway station located within approximately a few hundred yards, providing links to London Victoria.

The River Arun which offers delightful bankside walks and riverside restaurants, as well as the footbridge, which takes you towards West Beach.

