



First Floor

Total Area: 420 ft² ... 39.0 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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

AGENTS NOTE: The photos used are partially pre-tenancy photos as well as current photos with tenant in place.

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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**39 Pharos Quay, River Road,
Littlehampton, West Sussex BN17 5BF
£170,000 – Leasehold**



Glyn-Jones and Company are delighted to offer for sale a bright and spacious one bedroom first floor, fully re-furbished riverside flat, ideally positioned to enjoy pleasant surroundings and river glimpses.

The property features a refitted open plan kitchen complete with a breakfast bar, tiled walls, and a range of base and eye-level units with worktops, seamlessly flowing into a comfortable lounge. The living area benefits from a Juliette balcony, allowing for an abundance of natural light and attractive outlooks towards the river.

The generous double bedroom includes fitted wardrobes, providing excellent storage, while the recently installed shower room has been finished to a modern standard. Additional benefits include ample storage throughout, replacement double glazing and energy-saving efficient heaters.

Externally, the property is further enhanced by an allocated car parking space. **NO FORWARD CHAIN.**

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Pharos Quay is situated adjacent to The River Arun and within a few hundred metres of Littlehampton town centre. The town centre boasts a range of shops and eateries as well as a weekly traders market.

Littlehampton's mainline railway station can also be found within a few hundred metres which provide direct links to London Victoria. Local primary and secondary schools, doctor's surgery and library can all be found within 1 mile. There is also a foot bridge which provides access to the pleasant and scenic "West Beach", Littlehampton Golf Club is also found within the same location.



Tenure: Leasehold – We are advised that there are approximately 90 years remaining on the lease (125 years from 24/06/1991).

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

Maintenance Fee: £655.23 (half yearly)

Ground Rent: £50 (half yearly)

Energy Efficiency Rating: C

Council Tax Band: A

