



**Ground Floor**

Total Area: 532 ft<sup>2</sup> ... 49.4 m<sup>2</sup>

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.

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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

**11 Windlesham Court, Worthing Road,  
Littlehampton, West Sussex BN17 6JR  
£165,000 - Leasehold**

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer for sale this beautifully presented GROUND FLOOR apartment, offered with no forward chain.**

The apartment features a spacious lounge with an attractive boxed bay window, providing plenty of natural light. The modern fitted kitchen is both stylish and practical offering an extensive range of base and eye level units along with a built-in oven and hob. The larger than average bedroom benefits from built-in wardrobes, offering excellent storage, while the well-appointed bathroom includes a shower for added convenience. Additional features include double glazing, electric heating and a hallway with built-in storage.

Externally there are well-maintained communal gardens. The property also comes with an allocated residents' parking space and visitor parking on-site.

This versatile property is perfect for first-time buyers, those looking to downsize, as well as investor buyers seeking a low-maintenance, conveniently located apartment. The property is currently tenanted, making it a strong option for investor buyers seeking a ready-made income generating asset.

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£165,000 - Leasehold



Leasehold Information

Tenure: Leasehold – We are advised that there are approximately 117 years remaining on the lease (125 years from 05/03/2018).  
You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: 1700.00 (approx.) per annum, including ground rent.

Energy Efficient Rating: C

Council Tax Band: B

Windlesham Court is a desired purpose built block of apartments located on Worthing Road, North of Littlehampton. A parade of local shops, including post office, convenience store and take away can be found just over 100 metres away, with Morrisons supermarket just under 250 metres from the property.

Littlehampton town centre is located just over a mile away, with a range of shops and eateries as well as Littlehampton railway station, providing links to Brighton, Portsmouth and London Victoria.

