



Total Approx. Floor Area 667 ft² ... 62.0 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

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

91b Beaconsfield Road, Littlehampton
West Sussex BN17 6LN
£195,000 - Leasehold

Glyn-Jones



Glyn Jones and Company are pleased to offer for sale this spacious well-maintained first and second floor maisonette which is being offered with no forward chain.

The property benefits from its own private ground floor entrance, which leads into an entrance hall and a split-level landing. The accommodation includes an L-shaped lounge/dining area, a modern fitted kitchen, a bathroom with shower, and two double bedrooms.

Additional features include gas-fired central heating and double glazing throughout.

Outside, the property offers a private rear garden, and a block-paved driveway to the front providing off-road parking.

This maisonette offers a practical layout and would suit a range of buyers.

AGENTS NOTE: The photos used were provided by the vendor and taken prior to current tenancy.

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Beaconsfield Road is located close to Wick Parade, which provides a range of local amenities including a convenience store, pharmacy, and post office.

The property is well positioned for road links, with both the A259 and A27 just a few minutes' drive away, offering access to Chichester, Worthing, Brighton, and surrounding areas.



Tenure: Leasehold – We are advised that there are approximately 111 years remaining on the lease (125 years from 25/12/2011). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: Ad hoq + 50% of buildings insurance. Ground Rent: £100 per annum
Energy Efficiency Rating: E Council Tax Band: B

