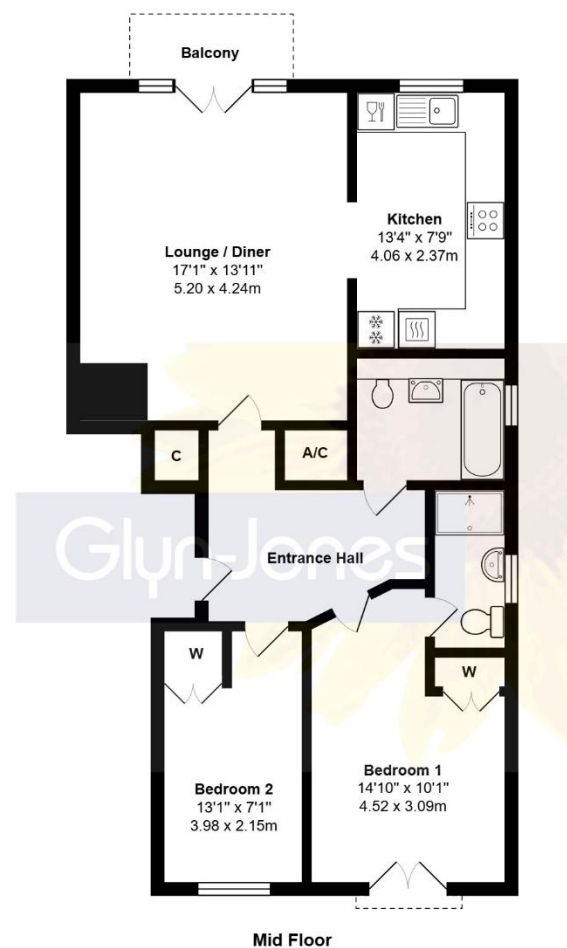


**17, County Wharf Littlehampton  
BN17 5AF  
£294,000 Leasehold**



Total Area: 787 ft<sup>2</sup> ... 73.1 m<sup>2</sup> (Excluding Balcony)  
 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



A delightful two-bedroom first-floor apartment, superbly positioned within this ever-popular riverfront development. County Wharf is widely regarded as the premium apartment block along this stretch of the River Arun, benefiting from its southerly position closest to the river's estuary.

This apartment enjoys an end-of-block position, allowing for additional natural light with windows in both the family bathroom and en-suite. Presented for sale in our opinion in immaculate condition throughout, the well-planned accommodation comprises a spacious lounge/diner with doors opening onto a metal and glass balcony, boasting truly spectacular river views.

The modern kitchen is well appointed and features integrated appliances, including an eye-level oven. The hallway offers two useful storage cupboards, one housing the water cylinder. There is a contemporary family bathroom fitted with a modern white suite, along with two generous double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom further enhanced by an en-suite shower room.

Additional benefits include gas central heating, secure allocated parking, visitor parking, and lift access. The current vendors have secured an onward property and are keen to proceed, making this an excellent opportunity for a motivated buyer.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



Littlehampton Office  
 01903 739000  
 littlehampton@glyn-jones.com



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**17 County Wharf, Littlehampton, BN17 5AF**  
**£294,000 Leasehold**



**Tenure:** Leasehold – We are advised that there are approximately 102 years remaining on the lease 125 years from 1<sup>st</sup> June 2003. **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

**Maintenance Fee: £2850**

**Ground Rent: TBC**

**Energy Efficient Rating: C | Council Tax Band: D**

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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