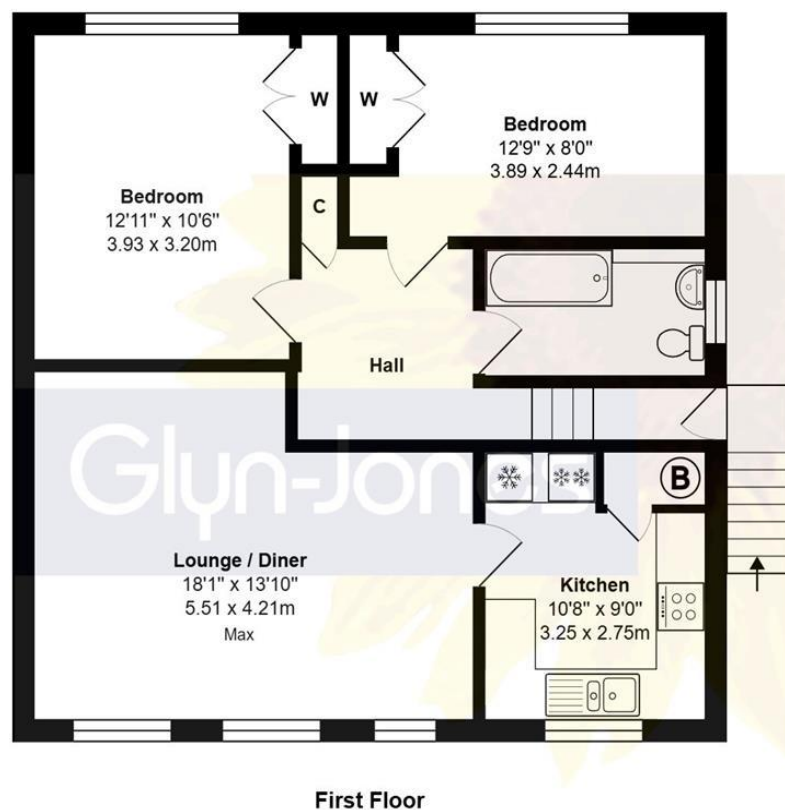




Total Approx. Floor Area 753 ft² ... 70.0 m²

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

The vendor has informed us that there is a Deed of Covenant in place relating to Flat 45 (the property below). This deed sets out an agreement between the respective property owners concerning responsibilities for building insurance and maintenance. Specifically, it outlines the arrangements for how the cost and organisation of insurance coverage and any necessary maintenance or repairs to the building are to be managed and shared between the parties. This ensures clarity regarding each party's obligations and helps prevent disputes should any building-related works or insurance matters arise in the future.

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

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.

Littlehampton Office
01903 739000
www.glyn-jones.com

47 Furzedown, Littlehampton, West Sussex BN17 5NJ £240,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer this purpose-built first floor apartment, boasting a range of desirable features and presented in good clean neutral decorative order throughout.

This freehold property offers two double bedrooms, both benefiting from built-in wardrobes, alongside a spacious lounge/diner providing a bright and comfortable living space. The modern kitchen comes complete with appliances included in the sale, while the tiled bathroom features a contemporary suite with shower.

A particularly attribute of the property is the large boarded loft space, complete with power, lighting, and a fixed fold-down ladder, offering exceptional additional storage space.

Further benefits include gas fired central heating via a Glow-worm combi boiler (fitted May 2022), double glazing, and recent redecoration throughout. The apartment also enjoys its own private entrance, a garage, and a useful storage cupboard beneath the external staircase - perfect for bin storage. **NO FORWARD CHAIN.**

47 Furzedown, Littlehampton, West Sussex BN17 5NJ
£240,000 - Freehold



Tenure: Freehold

Energy Efficiency Rating: TBC

Council Tax Band: B

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

Furzedown is a popular and peaceful residential area on the outskirts of Littlehampton, known for its well-kept homes and friendly community. The location offers easy access to local shops, schools, and leisure facilities, while Littlehampton's town centre, seafront, and beaches are just a short distance away.

Excellent transport links include nearby rail services to London, Brighton, and Portsmouth, as well as convenient access to the A259 and A27. With the South Downs National Park also close by, Furzedown provides the perfect balance of coastal living and countryside charm.

