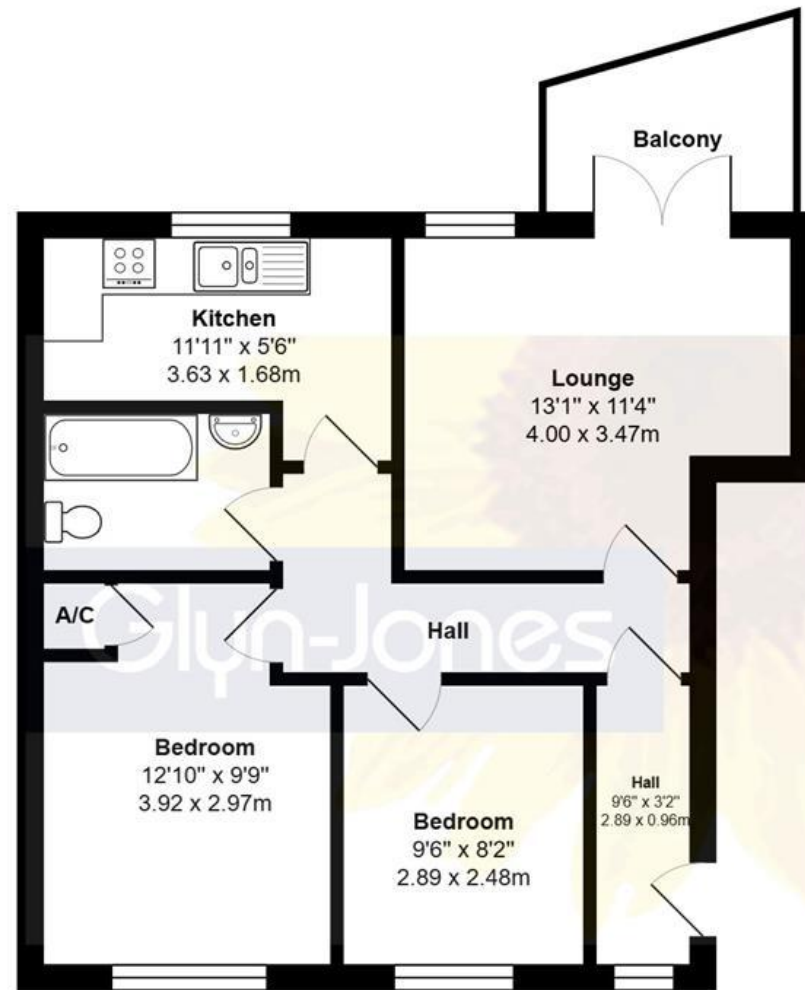


**11 Marden House, Highfield,  
Littlehampton, BN17 7EU  
£170,000 – Leasehold**



Total Area: 567 ft<sup>2</sup> ... 52.7 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 Jtm 2024



**Glyn-Jones and Company are delighted to offer for sale this well presented purpose built second floor flat, ideally situated within a popular residential development.**

The accommodation comprises an entrance hall leading into an L-shaped hallway, two good sized bedrooms, a bright and spacious lounge with access to a private balcony, a fitted kitchen, and a bathroom with shower. Further benefits include double glazing, electric heating, and an allocated off road parking space.

Residents also enjoy access to the award winning communal gardens, featuring a personal shed, washing lines, ample seating areas, attractive flower beds, and well maintained lawned areas.

Offered to the market with no forward chain.

WITH OVER...



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

Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com



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.

# 11 Marden House, Highfield, Littlehampton, BN17 7EU

## £170,000 – Leasehold



Marden House is located within an area known as Highfield, which is located within three quarters of a mile from Littlehampton town centre, boasting a range of shops and restaurants.

Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly. Littlehampton train station is also located in the town centre.

The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.



Tenure: Leasehold – We are advised that there are approximately 90 years remaining on the lease (125 years from 01/02/1992). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £569.87 (2025/2026)

Ground Rent: £10 per annum

Council Tax Band: A

Energy Efficiency Rating: C

We recommend you have this verified by your legal representative at your earliest convenience.

