



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.

Littlehampton Office
01903 739000
www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

91b Beaconsfield Road, Littlehampton West Sussex BN17 6LN Offers Over £200,000 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to present this spacious and well-kept first and second floor maisonette, offered to the market with no forward chain, perfect for those looking for a smooth and hassle-free move.

With its own private ground floor entrance, this charming home opens into a welcoming hallway and split-level landing, leading you through to a bright and airy L-shaped lounge/diner, ideal for both relaxing and entertaining. The modern fitted kitchen is well-appointed, while the contemporary bathroom features a bath and overhead shower. Upstairs, you'll find two generously sized double bedrooms, both filled with natural light.

The property also benefits from gas-fired central heating and double glazing throughout, ensuring year-round comfort.

Externally, there is a private rear garden perfect for enjoying those sunny afternoons or a quiet morning coffee. To the front, a block-paved driveway provides valuable off-road parking.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

91b Beaconsfield Road, Littlehampton, West Sussex BN17 6LN
Offers Over £200,000 - Leasehold



The property also benefits from gas-fired central heating and double glazing throughout, ensuring year-round comfort.

Externally, there is a private rear garden perfect for enjoying those sunny afternoons or a quiet morning coffee. To the front, a block-paved driveway provides valuable off-road parking.

The property is ideally positioned for easy access to the town centre, seafront, and mainline railway station, all just a short walk away. The area offers a great mix of local shops, cafés, and parks, as well as excellent transport links to nearby towns and cities, making it a convenient and desirable location for commuters and families alike.

Whether you're a first-time buyer, investor, or simply looking to be close to the town and seafront, this versatile maisonette offers a practical layout, stylish finishes, and a fantastic opportunity to make a home your own.

Agents Note: Please note, the images shown were supplied by the vendor and taken prior to the current tenancy



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

