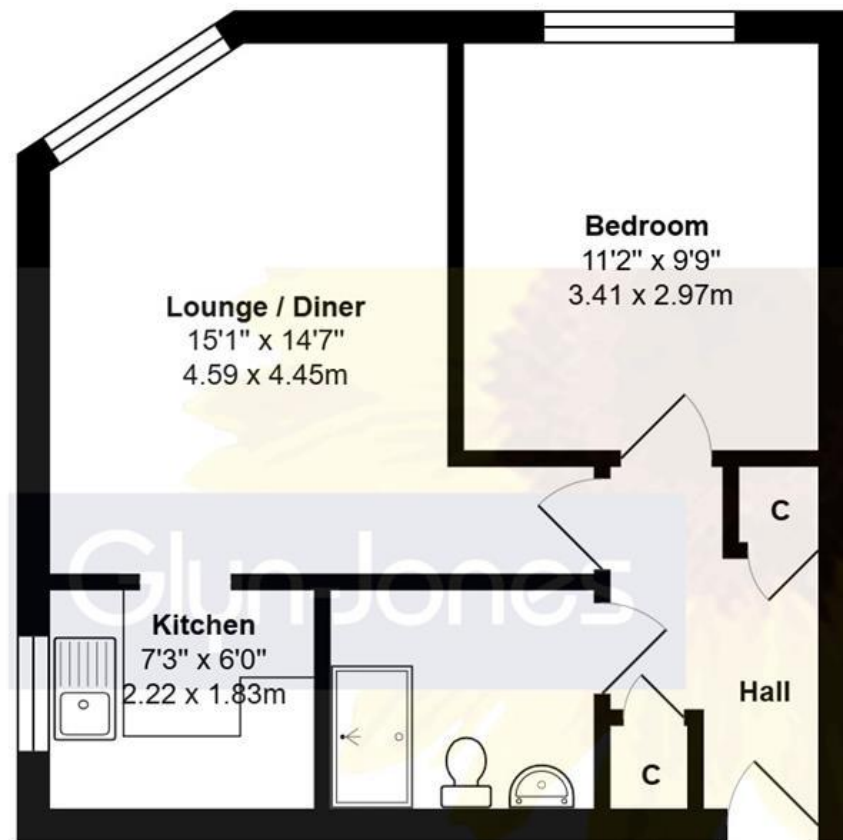




Ground Floor

Total Area: 415 ft² ... 38.6 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 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 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
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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**32 St Catherines Court, Littlehampton,
West Sussex BN17 5HP
£95,000 – Leasehold**

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this beautifully modernised first-floor apartment with a lift service, boasting one spacious bedroom and a range of contemporary upgrades.

Step inside to discover a sleek fitted kitchen featuring an integral cooker and hob, illuminated by a rare window for plenty of natural light. The inviting lounge/diner is accentuated by a large corner window, creating a bright and welcoming atmosphere. The modern shower room is sure to impress with its generous walk-in shower, and the well-appointed double bedroom offers plenty of comfort.

Situated in a sought-after location, this apartment benefits from residents' parking to the rear of the development, providing convenient access for those with a vehicle. Residents can also enjoy a welcoming communal lounge at the entrance, ideal for relaxing or socialising with friends and neighbours. The development further benefits from an on-site House Manager and a guest suite for visiting family and friends.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

32 St Catherines Court, Littlehampton, West Sussex BN17 5HP
£95,000 – Leasehold



St Catherine's Court is ideally situated in the popular seaside town of Littlehampton, offering a convenient position within easy reach of the town centre. Residents can enjoy a wide range of local amenities, including supermarkets, cafés, restaurants, and independent shops, as well as excellent transport links via Littlehampton railway station, providing direct services to London, Brighton, and surrounding coastal towns.

The picturesque seafront, award-winning beaches, and riverside walks along the River Arun are all within easy reach, offering plenty of opportunities for leisure and recreation. The town also benefits from a leisure centre, golf club, and a variety of community groups and activities, making it an ideal location for those seeking an active yet relaxed coastal lifestyle.



Tenure: Leasehold – We are advised that there are approximately 58 years remaining on the lease (99 years from 01/01/1986). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: 298.97 (2025-2026) including water rates.

Energy Efficiency Rating: C

Council Tax Band: A

