

38 Fairlight Court, Pier Road, Littlehampton BN17 5DU

£425,000 Freehold



Total Area: 1066 ft² ... 99.1 m² (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 2023



Glyn Jones and Company are delighted to offer for sale this well presented three/ four bedroom end of terrace Neo Georgian style town house situated within a highly regarded development on the edge of the River Arun.

The property offers spacious accommodation arranged over three floors which comprises to the ground; an entrance hall with a large cloaks cupboard and feature Karndean flooring, a cloakroom, a bedroom/study and a recently re-fitted kitchen/breakfast room which offers an extensive range of high gloss fronted base and eye level units, granite worksurfaces and an integral oven, 5 ring hob and dishwasher.

To the upper floors are three further bedrooms, with the master bedroom benefiting from a modern en-suite shower room (2021) and built in wardrobes, a spacious living room and a family bathroom. Further attributes include double glazing, gas fired central heating and a full width balcony.

Outside there is an enclosed rear garden which is laid to patio with a shed and access gate which gives access to a secure gated parking space. The property is offered with no forward chain.

Property information

Council Tax Band - D
Energy Efficiency Rating - C

Service charge: £346.28 (paid every six months).

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



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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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Fairlight Court is a luxury development, backing on to the River Arun in Littlehampton. The property is within a few hundred metres of Littlehampton Town Centre, where coffee shops, restaurants, supermarkets and transport links can be found.

Arundel, Worthing and Bognor Regis are all within 10 miles of the property, providing further shops and amenities.



No forward chain

