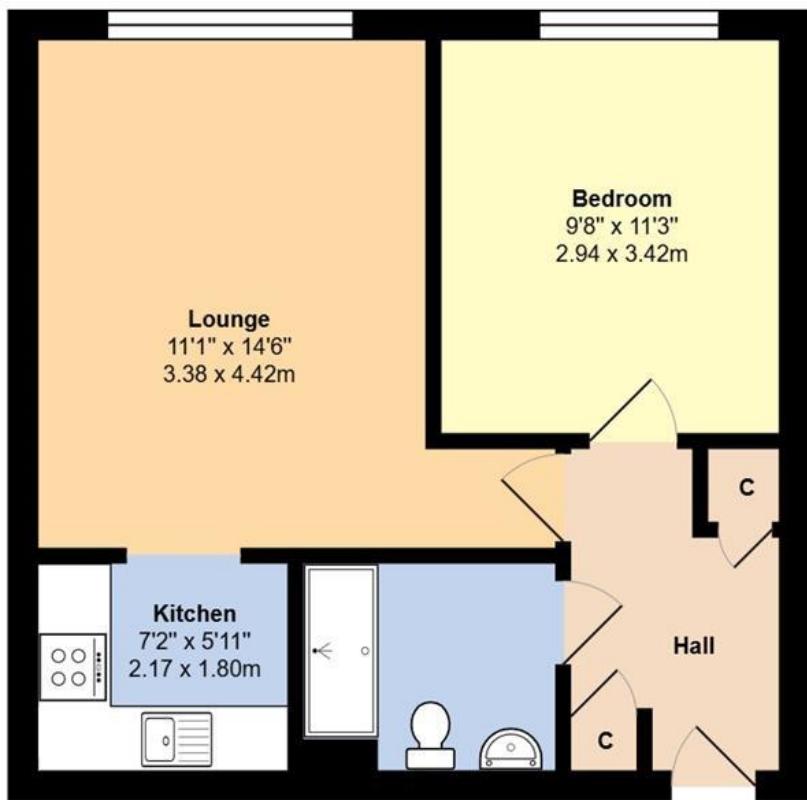




**St Catherines Court, Irvine Road  
Littlehampton, West Sussex, BN17 5HP  
Offers Over £90,000 - Leasehold**



Total Area: 443 ft<sup>2</sup> ... 41.1 m<sup>2</sup>

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 2022

Council Tax Band - A

Energy Efficiency Rating - B

Tenure – Leasehold

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

WITH OVER...



At an Average rating of

4.9/5 ★★★★★



Littlehampton Office

01903 739000

littlehampton@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.



**Glyn-Jones and Company are delighted to offer for sale this well presented first floor retirement apartment situated within the popular St Catherines Court development.**

The accommodation comprises; an entrance hall with built in storage cupboards, a bright and spacious lounge/diner with pleasant views across towards Marina Gardens, St Caffyns Field and the church, a re-fitted kitchen (April 2024), a shower room/w.c as well as one double bedroom. In our opinion the property is presented in very good condition throughout with modern neutral décor. Further notable features include replacement double glazing (Feb 2024).

St Catherines Court is an age restricted development whose occupiers must be of retirement age (60+Women/65+Men). Residents benefit from use of communal facilities including a resident's lounge, off road permit parking, laundry room and a communal garden.

Agents Note: We do understand that some leniency may be given to a couple if at least one of the owners is of the required age.

WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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www.glyn-jones.com

St Catherines Court, Irvine Road, Littlehampton, West Sussex, BN17 5HP

Offers Over £90,000 - Leasehold



Leasehold Information

Tenure: 99 years from 1 January 1986

The property when it is in its' final year (there is still likely to be a solicitor fees though).

Maintenance: £3439.80 per annum (including water rates is leasehold with approximately 62 years remaining, however, there is a unique clause within the lease that states that leaseholders can extend the lease for an additional 99 years free of charge

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

St Catherines Court is conveniently situated on the corner of Irvine Road and St Catherines Road, just 350m from Littlehampton Town Centre and just 400m from Littlehampton's famous seafront and promenade.

The town centre offers a wealth of shops, banks and eateries, as well as Littlehampton train station, which provides links to London, Brighton and the surrounding area.

