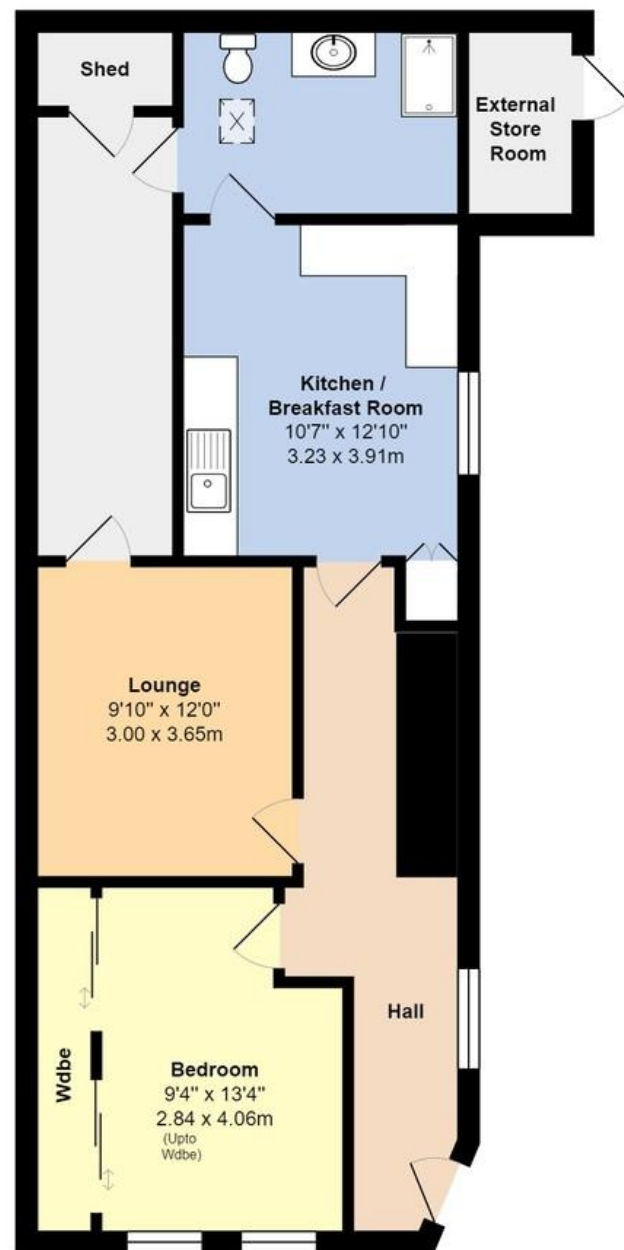


1 Queen Street, Littlehampton
 £165,000 -Leasehold



Glyn Jones and Company are delighted to offer for sale this converted ground floor flat situated within Littlehampton town Centre.

The accommodation comprises of; a private entrance into an entrance hall, a living room, kitchen/breakfast room, one bedroom with built-in wardrobes and a refitted shower room, which has a feature vaulted ceiling. The property has been redecorated throughout and benefits from gas fired central heating and double glazing.

Outside there is a paved courtyard with a shed and the benefit of a further storage room to the rear of the property.

In our opinion, this would make an ideal first time / investment opportunity with a rental potential of £775pcm.

AGENTS NOTE: The vendor informs us there is an opportunity to purchase 50% of the freehold.

Council Tax Band - A
 Energy Efficiency Rating – D

Property Information

Tenure: Leasehold with a 99 year lease from 2007

Maintenance: £500 per annum
 Ground Rent: £150 per annum

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

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



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Littlehampton is a seaside resort town, on the east bank at the mouth of the River Arun, nearby towns include Bognor Regis to the west and Worthing to the east. A mainline railway station provides a direct service to London Victoria and Gatwick Airport.

Littlehampton enjoys a wide range of restaurants and amenities including the marina, links golf course and well publicised East Beach Cafe. Local Primary schools are also within close proximity.



*Ideal First Time /
Investment Opportunity*

