



Glyn-Jones

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 2024

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.

**7a Connaught Road, Littlehampton
West Sussex, BN17 6ER**
Offers Over £130,000 – Leasehold



Two Bedroom Ground Floor Apartment | Private Low Maintenance Rear Garden | No Onward Chain | Kitchen | Living Room with Double Doors To Garden | Family Bathroom | Low Outgoings | Close to Amenities + Town Centre | Gas Central Heating + Double Glazing Throughout | Viewing Advised

Glyn-Jones & Company are pleased to present to the market this converted ground floor apartment featuring two bedrooms and a private rear garden. There is the added benefit of NO ONWARD CHAIN.

The apartment occupies the entire ground floor, aside from the communal hallway, and is of a good size with a generous private rear garden. Internally, the apartment comprises two good sized bedrooms, family bathroom, kitchen with ample storage and a lounge with patio doors leading out to the garden. The low maintenance garden is laid to paving with a small shrub border. There is also plenty of outdoor storage and a rear access gate. The property benefits from gas central heating and double glazing throughout, with 109 years remaining on the lease. In our opinion, the property would make a great investment opportunity or project which is within close proximity to various amenities as well as the seafront.



Littlehampton Office

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WITH
OVER...



COMPANY
REVIEWS

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Property Information

Council Tax Band - A

Energy Efficiency Rating - D

Tenure – Leasehold, 125 year lease from 2008 (109 years remaining)

Maintenance – no fixed maintenance

Ground Rent - £100 per annum

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

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.

Agent's Note: The vendor informs us there is a missing freehold certificate. Please enquire for further information.

