

Ground Floor

Total Area: 506 ft² ... 47.0 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 2023

Council Tax Band - A
Energy Efficiency Rating - E
Tenure - Leasehold

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
littlehampton@glyn-jones.com

**2 Wilbury House, Beach Road,
Littlehampton, West Sussex BN17 5JG**
£150,000 - Leasehold



Glyn-Jones and Company are delighted to offer for sale this spacious, converted ground floor flat situated within this imposing Victorian building in a popular residential road.

The accommodation comprises, an entrance hall, a fitted kitchen, a spacious West facing lounge/diner with a feature circular bay window, one double bedroom and a bathroom. The property benefits from electric heating, sash windows and feature high ceilings.

Residents of Wilbury House benefit from non-allocated parking to the front and rear of the property.

In our opinion, this would make an ideal first time/investment opportunity with a rental potential of £800pcm.

No forward chain.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



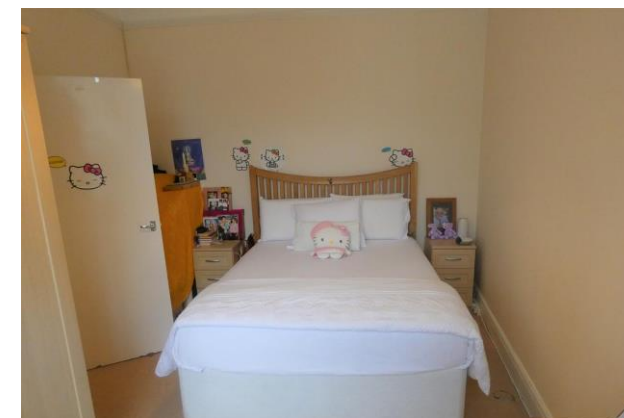
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2 Wilbury House, Beach Road, Littlehampton, West Sussex BN17 5JG £150,000 - Leasehold



Wilbury House is found in Beach Road which runs from the town centre to the seafront, The block is located towards the town end within close proximity to the beach and its' large greensward and award winning East Beach café is within just a few hundred yards. The building is favourably located opposite Caffyns Field and St Catherine's Church. The town centre with extensive shops, several supermarkets and Littlehampton mainline railway station (London Victoria 90 minutes) is within walking distance.

Littlehampton is a seaside resort on the English Channel on the eastern bank of the mouth of the River Arun. Approx. 20 miles west of Brighton and 10 miles east of the county town of Chichester. The town enjoys extensive recreational facilities, including a leisure centre, sailing club, marina and links golf course.



Property Information

Tenure: Leasehold.

We understand the property has 142 years remaining on the lease, which expires 14/3/2166.

Maintenance: £1657.80.per annum (including £500 for reserve fund and buildings insurance).

Ground Rent: £0.

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



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