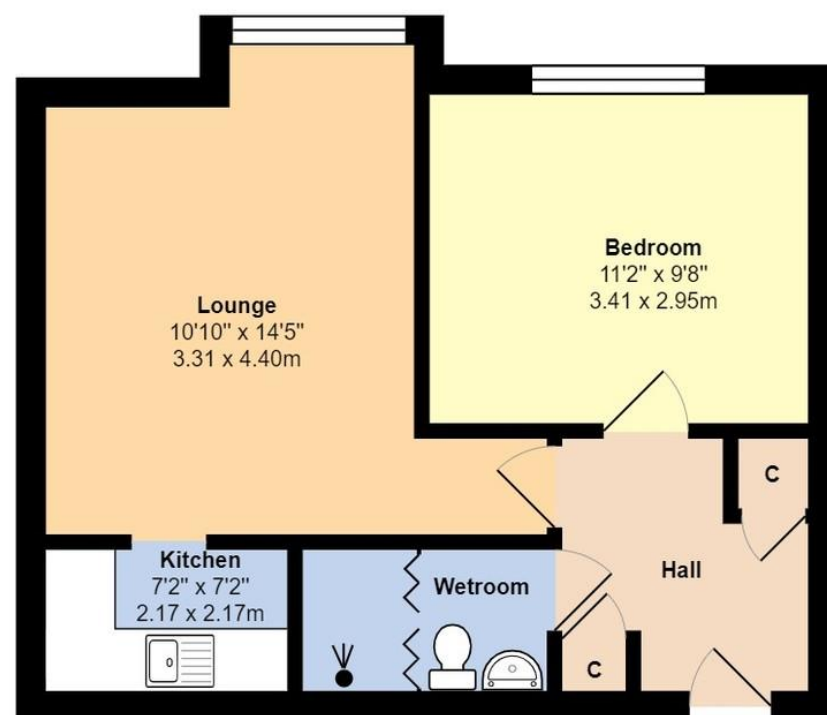


38 St Catherines Court, Irvine Road, Littlehampton

Offers over £75,000 - Leasehold



Total Area: 402 ft² ... 37.3 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 2022

Council Tax Band - A

Energy Efficiency Rating – C

Leasehold Information

Tenure: 99 years from 1 January 1986

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

Maintenance: £TBC pcm (including water rates)

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



Glyn-Jones Estate Agents are delighted to offer for sale this first floor retirement apartment situated within the popular St Catherines Court development.

The accommodation comprises; an entrance hall with built in storage cupboards, a spacious lounge/diner, a fitted kitchen, wet room/w.c as well as one double bedroom. In our opinion the property is presented in good clean decorative order and benefits from modern electric heating.

St Catherines Court is an age restricted development whose occupiers must be of retirement age. Residents benefit from use of communal facilities including a resident's lounge, off road parking, laundry room and a communal gardens.

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.

NO FORWARD CHAIN.

38 St Catherines Court, Irvine Road, Littlehampton

Offers over £75,000 - Leasehold



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.



No forward chain

