



Total Approx. Floor Area 882 ft<sup>2</sup> ... 82.0 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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by Jjm 2025

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.



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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

35 Kingmere, South Terrace,  
Littlehampton, West Sussex BN17 5LD  
£199,950 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer this bright and spacious eighth floor apartment found in a popular block on Littlehampton seafront. The apartment has lift access and provides impressive and unrivalled views out towards The English Channel to the south and The South Downs to the north.

The accommodation comprises of a 32ft3 hallway with two large storage cupboard and a fire escape, two double bedrooms boasting roof top views towards the South Downs, a large lounge/diner which is of irregular shape and designed in a way which takes advantage of the impressive direct sea views, a modern re-fitted kitchen and a bathroom/w.c with a utility cupboard.

In our opinion, the property is presented in good decorative order throughout with double glazing and upgraded floor coverings, and also benefits from a garage that measures 16'11 x 8'3 and an extended lease with approximately 134 years remaining.

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**35 Kingmere, South Terrace, Littlehampton, West Sussex BN17 5LD**  
**£199,950 - Leasehold**



The apartment is situated on the eighth floor of Kingmere; a purpose built block found on Littlehampton's seafront. Littlehampton seafront is home to the famous East Beach Café and Windmill Centre, which offers the latest blockbusters, as well as a variety of talented amateur dramatics and dance groups from the local area.

Within half a mile of the property, Littlehampton town centre can be found, offering a range of shops and eateries; along with Littlehampton Train Station, which provides access to Brighton, London Victoria and the surrounding area.



**Property Information**

Tenure: Leasehold – We are advised that there are approximately 134 years remaining on the lease. You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance: £4000.00 per annum

Council Tax Band: B

Energy Efficiency Rating: D

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

