



First Floor

Total Area: 678 ft² ... 62.9 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 - TBC  
Tenure - Leasehold



Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com

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.

**4 Marden House, Highfield,  
Littlehampton, West Sussex BN17 7EU**  
£163,000 Leasehold

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer for sale this purpose built first floor apartment situated within a popular residential area.**

The apartment offers spacious accommodation throughout, which comprises; an entrance hall into a hallway, a spacious double aspect lounge/diner, a fitted kitchen, two double bedrooms and bathroom / w.c. In our opinion, the property could benefit from some cosmetic updating, yet does offer double glazed windows and electric heating.

Externally there are well maintained communal gardens, all residents also benefit from a private brick built shed and residents parking. The property is held on the remainder of a 125 year lease with approximately 93 years left to run.



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



Littlehampton Office  
01903 739000  
www.glyn-jones.com



4 Marden House, Highfield, Littlehampton, West Sussex BN17 7EU  
£163,000 - Leasehold



Property Information

Tenure: Leasehold - 125 year lease from 1992, approximately 93 years remaining

Ground Rent: £10 per annum

Maintenance: £300 per annum (approx).

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

Highfield is located within three quarters of a mile from Littlehampton town centre, boasting a range of shops and restaurants. Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly.

Littlehampton train station is also located in the town centre. The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5



Littlehampton Office  
01903 739000  
www.glyn-jones.com