



Total Area: 772 ft² ... 71.8 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 1st Image 2025

Energy Efficiency Rating: C

Council Tax Band: B

You are advised to have this confirmed by your legal representative at your earliest opportunity

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  
www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 5 Kingmere, South Terrace, Littlehampton, BN17 5LD £160,000 - Leasehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this stunning, purpose-built second floor apartment, conveniently serviced by a lift. In our opinion, the property is immaculately presented throughout and offers spacious, modern living with a number of stylish finishing touches.**

Upon entering, you are greeted by a generous entrance hall which leads into a bright, dual aspect south-facing lounge. The adjoining kitchen is fitted with a modern 'Shaker-style' design and comes complete with a full range of integrated appliances. There are two well-proportioned double bedrooms and a contemporary bathroom, which features a separate shower for added convenience. The property also benefits from double glazing and modern 'Heatstore' electric heaters throughout. Additional features include solid wood internal doors, chrome-finished light switches and power points, and neutral décor, creating a warm and inviting living space.

Externally, the property offers residents permit parking and is being sold with NO FORWARD CHAIN. There are approximately 115 years remaining on the lease.

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Just steps away from the beach front, the famous East Beach Café and Windmill Centre where residents can enjoy the latest blockbusters and performances from local amateur dramatics and dance groups. You'll never be bored with the variety of entertainment available just moments from your doorstep.

Within a half-mile radius, you'll find Littlehampton town centre bustling with the high street shops, and eateries. Littlehampton train station is also nearby, providing easy access to Brighton, London Victoria, and beyond. Whether you're looking for a seaside getaway or a convenient commute to the city, this location has it all.



Tenure: Leasehold – We are advised that there are approximately 115 years remaining on the lease (125 years from 25/12/2015).

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £1260.03 every six months

Reserve Fund: £1150.00 every six months

Ground Rent: £168.00 every six months

