

LEASEHOLD



Maisonette

77B BEACH ROAD,  
LITTLEHAMPTON,  
BN17 5JH

£180,000

#### FEATURES

- No Onward Chain
- Two Double Bedrooms
- Fitted Kitchen
- Close to Seafont
- First and Second Floor Maisonette
- Lounge/Diner
- Large Bathroom/ W.C
- Gas Central Heating

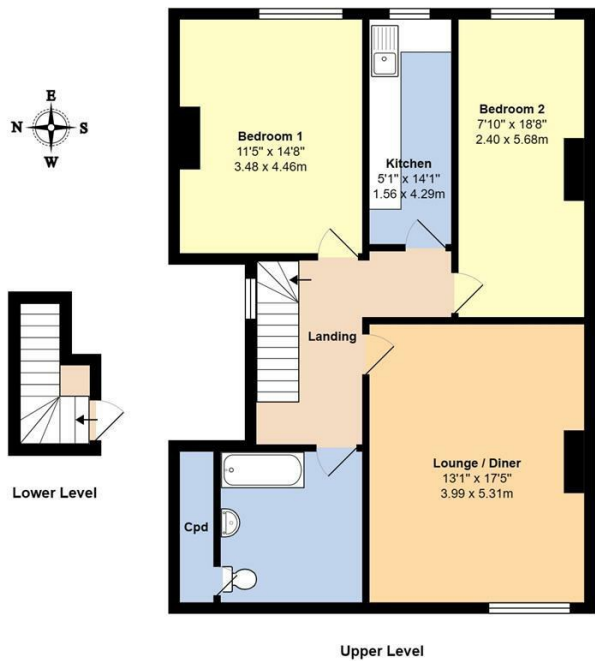


# 2 Bedroom Maisonette located in Littlehampton

NO ONWARD CHAIN | Spacious First And Second Floor Maisonette | Two Double Bedrooms | West Facing Lounge/Diner | Fitted Kitchen | Large Bathroom / W.C | Gas Central Heating | Double Glazing | Close Proximity To Town Centre And Seafront | Ideal First Time Buy or Investment Purchase | EER - D

Call us on  
**01903 739000**  
**littlehampton@glyn-jones.com**  
**www.glyn-jones.com**

Council Tax Band  
**D**



Total Area: 896 ft<sup>2</sup> ... 83.3 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 error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jim 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

