



Second Floor

Total Area: 646 ft<sup>2</sup> ... 60.0 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 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 2026

## 38 Francis Court, Church Street, Littlehampton BN17 5PY £140,000 – Leasehold

Glyn-Jones



**Glyn-Jones and Company are delighted to present this bright and spacious retirement apartment by McCarthy and Stone, ideally positioned on the second floor with convenient lift access.**

The well appointed accommodation comprises a generous south facing living room, a fitted kitchen complete with integral cooker, hob, fridge and freezer, two bedrooms with built-in wardrobes, and a refitted shower room. Notably, all principal rooms enjoy a desirable south facing aspect, allowing for an abundance of natural light throughout the day.

The property further benefits from modern electric heating, double glazing, a large storage cupboard, and has recently undergone redecoration to the lounge and hallway.

**NO FORWARD CHAIN.**

Francis Court is a purpose-built, thoughtfully designed retirement development by McCarthy & Stone, perfectly suited for the over-60s seeking and offers a comprehensive range of communal facilities, which include: A communal Lounge, well maintained gardens, a laundry room, lift access ensuring ease of movement between floors for all residents, and guest facilities, parking & scooter charging (which is on-allocated). The development is also accessible throughout with the entire site being wheelchair friendly with easy access to communal areas, gardens and all principal facilities. There is also a house Manager & Support: A part-time visiting House Manager is on hand during core hours to assist residents with queries, coordinate services, and help maintain the smooth running of the development. Further facilities include a careline alarm service, for added peace of mind, the property benefits from an emergency alarm system, ensuring help is always available when needed.

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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# 38 Francis Court, Church Street, Littlehampton BN17 5PY

## £140,000 – Leasehold



Francis Court is ideally situated in a convenient and well-established residential area of Littlehampton, offering easy access to a wide range of local amenities perfectly suited to retirement living. The development is within close proximity to doctors' surgeries and medical facilities, providing reassurance and ease of access to everyday healthcare needs.

Regular bus services operate nearby, offering reliable connections to Littlehampton town centre, the seafront, railway station, and surrounding areas, making getting around simple without the need for a car. The town centre provides a comprehensive selection of shops, cafés, supermarkets, banks and leisure facilities, while the seafront promenade and riverside walks are also easily accessible



Tenure: Leasehold – We are advised that there are approximately 106 years remaining on the lease (125 years from 14/10/2007).

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

Maintenance Fee: £tbc per annum

Ground Rent: £495 per annum

Energy Efficiency Rating: C

Council Tax Band: C

