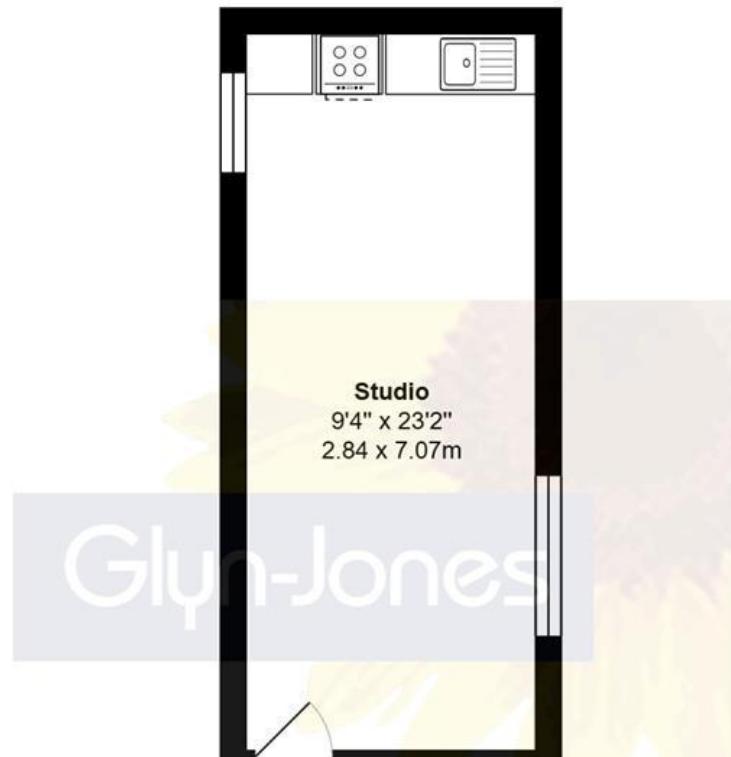




**7f Western Road, Littlehampton,  
West Sussex BN17 5NP  
Offers Over £100,000 - Leasehold**



Total Area: 272 ft<sup>2</sup> ... 25.3 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 1st Image 2026



**Glyn Jones and Company are pleased to offer for sale this bright and spacious second-floor studio flat, located on a popular and well-regarded road. The property represents an excellent investment opportunity and is being sold with a sitting tenant, currently let on an Assured Shorthold Tenancy (AST).**

Accessed via an external staircase leading to a private entrance, the accommodation comprises an entrance hall, a generous 23ft studio room with a fitted kitchenette, and a shower room. Additional benefits include electric heating and double glazing throughout.

The property currently generates a rental income of £695 per calendar month, making it an attractive buy-to-let opportunity.

**Agent's Note:** The photographs were taken prior to the commencement of the current tenancy.

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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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

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# 7f Western Road, Littlehampton, West Sussex BN17 5NP

**Offers Over £100,000 - Leasehold**



## Leasehold Information

**Tenure:** The property is held on the remainder of 99 year lease from March 2015

**Maintenance:** No fixed maintenance

**Building Insurance:** £119.14 per annum

**Ground Rent:** £200 per annum

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

The property is situated within the highly regarded Beach Town Conservation area of Littlehampton which is within a few hundred metres of the beach front, East Beach Cafe and Greensward.

Littlehampton town centre is within one mile (approx.) with a variety of eateries, shops and a short walk to the river. There is a mainline station that travels directly to London Victoria. Also Rustington Village is within two miles away.

