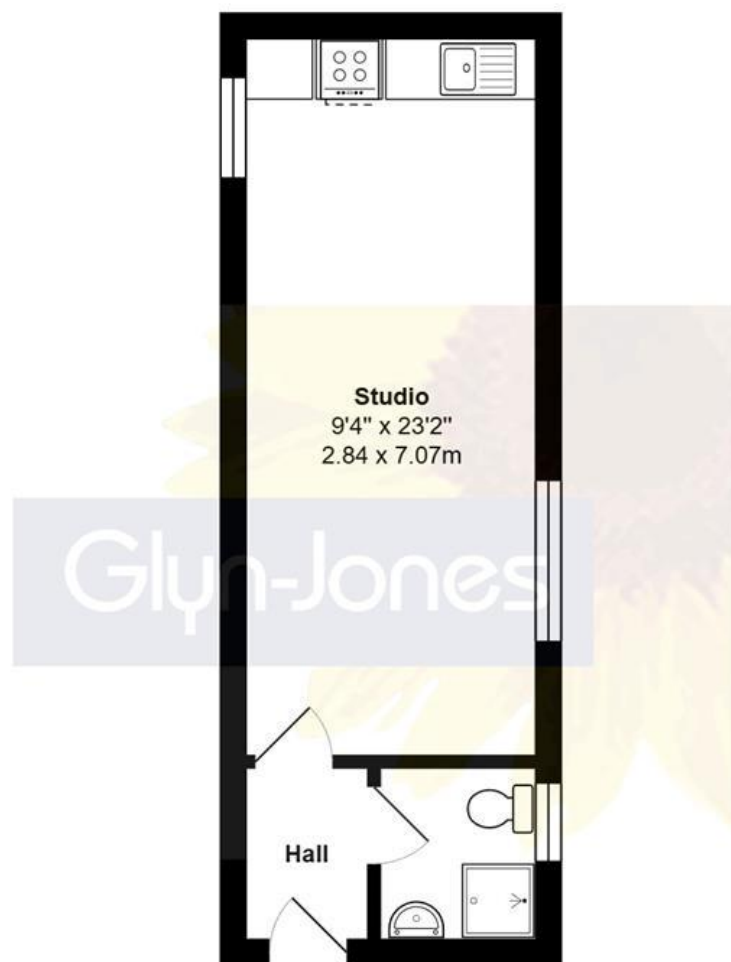


7f Western Road, Littlehampton,
West Sussex BN17 5NP
Offers Over £100,000 - Leasehold

Glyn-Jones



Total Area: 272 ft² ... 25.3 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 2026

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



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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

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

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.



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.

