



Ground Floor

Total Area: 480 ft² ... 44.6 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 Jtm 2023

Council Tax Band - C
Energy Efficiency Rating - C
Tenure - Leasehold

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
littlehampton@glyn-jones.com

26 Winterton Lodge, Goda Road Littlehampton, West Sussex, BN17 6SY Offers Over £95,000 - Leasehold



Glyn Jones and Company are delighted to offer for sale this well presented ground floor retirement apartment situated within the highly regarded Winterton Lodge.

The accommodation comprises; an entrance hall with two large storage cupboards, a living room with double doors leading to a patio area and a delightful residents garden, a fitted kitchen with a window, shower room and one double bedroom with built in wardrobes. The property benefits from neutral décor, electric heating and upvc double glazing.

Residents of Winterton Lodge enjoy inclusive use of its communal facilities, including well maintained gardens, a resident's lounge and laundry facilities.

No forward chain.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★

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26 Winterton Lodge, Goda Road, Littlehampton, West Sussex, BN17 6SY
Offers Over £95,000 - Leasehold



Winterton Lodge is a popular retirement development situated within a few hundred yards of Littlehampton Town Centre. Winterton Lodge offers a range of communal facilities including four beautiful resident gardens, large residents lounge, guest rooms, laundry facilities and a resident house manager.

Bus stops are within a few hundred metres of the property providing access to Worthing, Brighton, Chichester and Portsmouth.



Leasehold Information

Tenure: 125 years from 25th December 1987
Service Charge (2022): £2491.53 per annum

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

