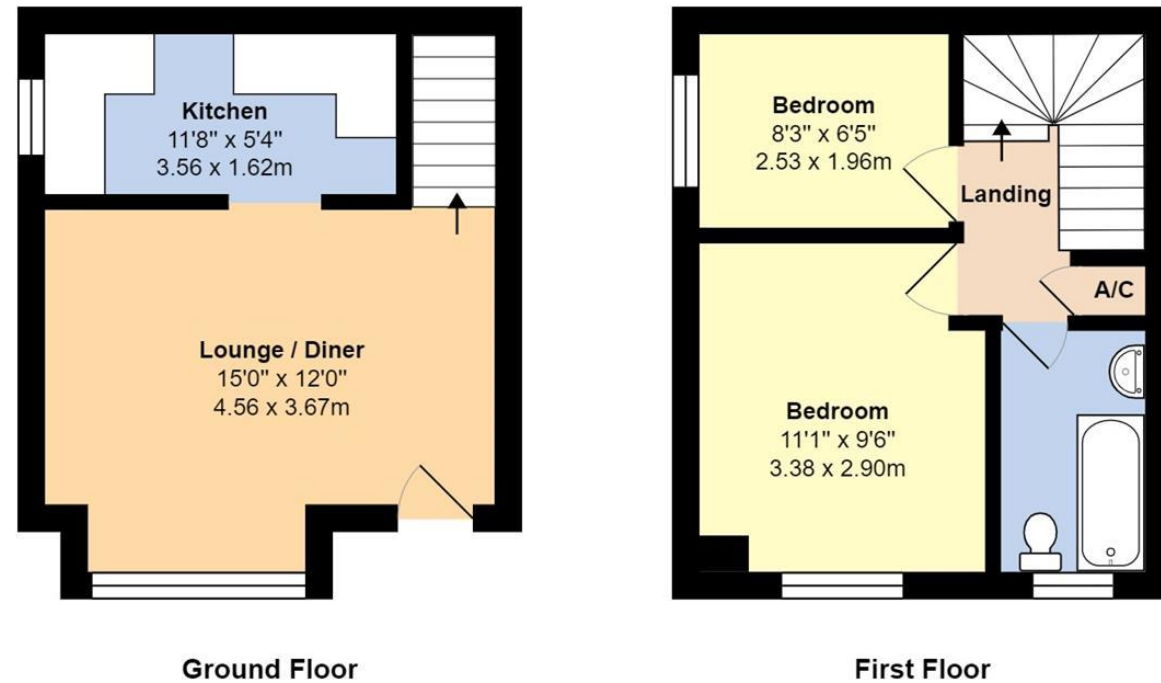


Lyminster Gate, Lyminster Road
Littlehampton, West Sussex, BN17 7LF
£185,000 - Freehold

Glyn-Jones



Ground Floor

First Floor

Total Area: 515 ft² ... 47.9 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



'Mews' Style House | Two Bedrooms | Living Room With Bay Window | Fitted Kitchen | Bathroom | Gas Fired Central Heating | Requires Modernisation | Residents Parking | No Forward Chain | EER - D

Glyn-Jones and Company are delighted to offer for sale a rare opportunity to purchase this FREEHOLD maisonette which is in need of modernisation.

The accommodation comprises; a living room with bay window, a kitchen, two bedrooms and a bathroom. The property benefits from gas fired central heating, residents off road parking and no forward chain.

In our opinion, we feel this would make an ideal first time/investment opportunity.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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.

Glyn-Jones

Littlehampton Office
 01903 739000
littlehampton@glyn-jones.com

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

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£185,000



The property is situated within easy access to local amenities, with a '700' bus stop located just outside the property, providing links to the town centre, and further afield to Portsmouth and Brighton. Wick Parade is within easy reach of the property, offering a range of shops including a post office and convenience store.

Local primary and secondary schools are within easy reach of the property as well as the A27, providing links to Brighton, Worthing, Arundel and Portsmouth. Littlehampton has a wealth of amenities and attractions including the 'Look and Sea centre' on the riverside.



Property Information:

Council Tax Band - A
Energy Efficiency Rating - D
Tenure – Freehold

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



Littlehampton Office
01903 739000
www.glyn-jones.com