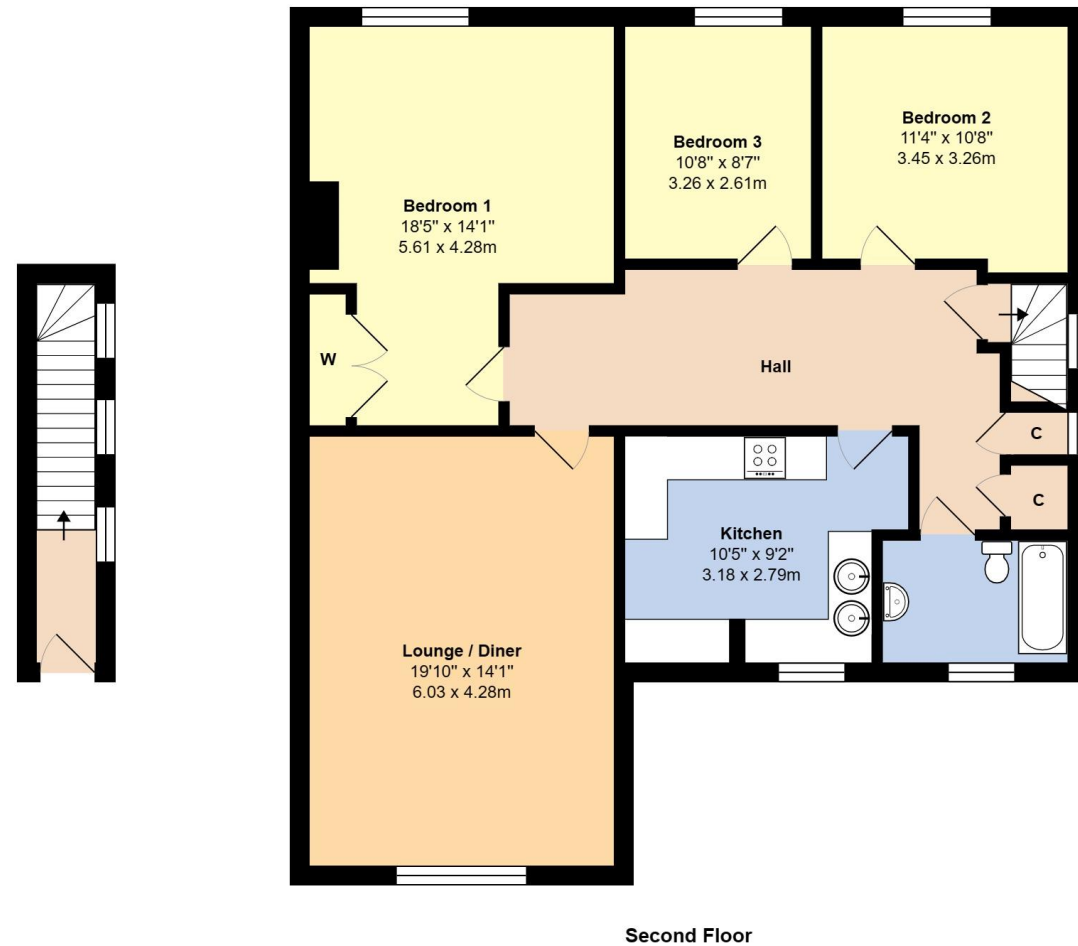


**56b Norfolk Road  
Littlehampton BN17 5HB  
£225,000 - Leasehold**

**Glyn-Jones**



**Second Floor**

Total Area: 1206 ft² ... 112.0 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



**Spacious Top Floor Apartment | Three Double Bedrooms | 19ft Living Room | Useable Loft Space | Private Entrance | Gas Central Heating | Off Road Parking| New Gas Boiler 2023**

Glyn-Jones are delighted to offer this substantial, well maintained, three-bedroom apartment, covering the entire top floor of this attractive period property. The accommodation comprises of; private entrance with stairs to the second floor, door to the hallway with storage cupboards, pull down ladder to a boarded loft room, East facing lounge/diner with feature fireplace, three double bedrooms with the main bedroom enjoying a West aspect and another fireplace.

Benefits also include a modern fitted kitchen with herringbone floor, space and plumbing for a washing machine, fridge freezer and a good range of units and Victorian style white bathroom suite. The property offers bright and spacious accommodation being approximately, 1/3rd larger than a standard three-bedroom terrace house.

Council Tax Band – B  
Energy Efficiency – E44  
Leasehold Remainder of 125 years from January 2019

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

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56b Norfolk Road Littlehampton BN17 5HB  
£225,000 Leasehold



Littlehampton is a seaside resort town, on the east bank at the mouth of the River Arun, nearby towns include Bognor Regis to the west and Worthing to the east. A mainline railway station provides a direct service to London Victoria and Gatwick Airport.

Littlehampton enjoys a wide range of restaurants and amenities including the marina, links golf course and well publicised East Beach Cafe. Local Primary schools are also within proximity.



**Agents Note:**

We have based the size example of this property against an average three-bedroom house. Comparison used in this instance was located at 79 Timberley's Littlehampton.