



Total Area: 749 ft<sup>2</sup> ... 69.5 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 Jtm 2024

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

**4 Summerlea Gardens, Church Street  
Littlehampton, West Sussex, BN17 5PT**  
£185,000 - Leasehold

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer for sale this well presented spacious purpose built first floor apartment, located within a popular position of Littlehampton.**

The accommodation comprises; an L-shaped entrance hall with a built in cupboard, a west facing living room, a modern kitchen with integral oven, hob and built in breakfast bar, two double bedrooms and a modern shower room.

In our opinion, the property is presented in good clean decorative order throughout and benefits from A NEW LEASE UPON COMPLETION, double glazing and electric heating.

Residents of Summerlea Gardens benefit from not allocated off road parking as well as communal gardens and a security entry phone system.



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



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**4 Summerlea Gardens, Church Street, Littlehampton, West Sussex, BN17 5PT**  
**£185,000 - Leasehold**



Summerlea Gardens is conveniently situated within close proximity of the town centre where local amenities can be found including the shopping precinct, library and doctors surgery.

The sea front and riverside is also within close proximity, as is the mainline railway station. Further afield is Rustington village with a shopping precinct, and transport links.



**Property Information**

**Tenure: NEW LEASE UPON COMPLETION.**  
**Maintenance £2400 (approx.) per annum**  
**Ground Rent: ZERO (As part of the new lease agreement)**  
**Council Tax Band - B**  
**Energy Efficiency Rating - D**



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

WITH OVER... **500** COMPANY REVIEWS At an Average rating of **4.9/5**   Littlehampton Office  
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