



Second Floor

Total Area: 398 ft² ... 37.0 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

Council Tax Band - A

Energy Efficiency Rating - E

Tenure: Leasehold – We are advised that there are approximately 140 years remaining on the lease. You are advised to have this confirmed by your legal representative at your earliest opportunity.



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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.

**11 Glenmore Court, St Winefrides Road,
Littlehampton, West Sussex BN17 5LY**
£126,000 - Leasehold



Glyn-Jones and Company are pleased to offer for sale this spacious studio flat situated within a popular purpose built block close to the seafront, which has an EXTENDED LEASE.

The accommodation comprises; a large studio room, a separate kitchen/breakfast room and a modern shower room with W.C.

Outside, there is residents parking and communal gardens. Additional benefits include; double-glazing and NO ONWARD CHAIN.

We feel the property would make an ideal investment opportunity. The property is currently let at £775 per calendar month.



At an Average rating of
4.9/5 ★★★★★



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£126,000 - Leasehold



Property Information:

Tenure: Leasehold - 140 years remaining (approx.)
Service Charge: £1400.00 per annum
Ground Rent: ZERO.

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

AGENTS NOTE: The photos being used were taken prior to current tenancy.

Glenmore Court is a purpose built block of apartments, situated in St Winefrides Road, just a short walk from Littlehampton's famous seafront.

Within half a mile of the property, Littlehampton town centre can be found, housing a range of shops and eateries, as well as Littlehampton train station, providing links to Portsmouth, Brighton and London Victoria.

