



Total Area: 560 ft<sup>2</sup> ... 52.0 m<sup>2</sup> (Excluding Balcony)

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



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 Baltic Wharf, Pier Road Littlehampton, West Sussex, BN17 5AD Offers Over £160,000 - Leasehold



**Glyn-Jones and Company are delighted to offer for sale this purpose built apartment situated on the first floor situated within this popular development along the riverside.**

The accommodation comprises; an entrance hall with built in cupboard, a spacious lounge/diner with door to a BALCONY, a modern fitted kitchen with integrated hob, oven, dishwasher and washing machine, a double bedroom with built in wardrobes and Juliette balcony and a bathroom with shower over the bath. In our opinion, the property is presented in good clean decorative order throughout and benefits from electric heating, double glazing and the remainder of 125 year lease.

Externally, there is an allocated off road parking space.

In our opinion this would make an ideal investment opportunity with a rental potential of £850pcm. No forward chain.



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



Littlehampton Office  
01903 739000  
www.glyn-jones.com



## 4 Baltic Wharf, Pier Road, Littlehampton, West Sussex, BN17 5AD Offers Over £160,000 - Leasehold



Baltic Wharf is found within a few hundred metres of Littlehampton Town Centre, where coffee shops, restaurants, supermarkets and transport links can be found.

Arundel, Worthing and Bognor Regis are all within 10 miles of the property and provide further shops and amenities.



### Leasehold Information

Tenure: 125 years from 1st January 2004 (104 years remaining).

Service Charge: £1600 per annum.

Ground Rent: £100 per annum.

Council Tax Band - B

Energy Efficiency Rating - C

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



At an Average rating of  
4.9/5 ★★★★★



Littlehampton Office  
01903 739000  
www.glyn-jones.com