

Ground Floor

Total Area: 454 ft<sup>2</sup> ... 42.2 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

# 10 Francis Court, Church Street Littlehampton BN175PY £150,000 Leasehold



Glyn-Jones and Company are delighted to offer for sale this bright and spacious McCarthy and Stone retirement apartment which is situated on the ground floor of this very popular retirement complex.

The accommodation comprises of a living/dining room, a modern fitted kitchen, one double bedroom with built-in wardrobes and a modern bathroom.

The property is offered in good condition throughout and further features include; recently fitted carpets, double-glazing and French doors to the gardens. Internal viewing recommended.

Residents of Francis Court benefit from extensive communal facilities including a communal lounge, laundry room, communal gardens, residents parking and a guest suite.

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.

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littlehampton@glyn-jones.com



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**4.9/5** ★★★★★

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**10 Francis Court, Littlehampton, West Sussex BN17 5PY**  
**£150,000 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.

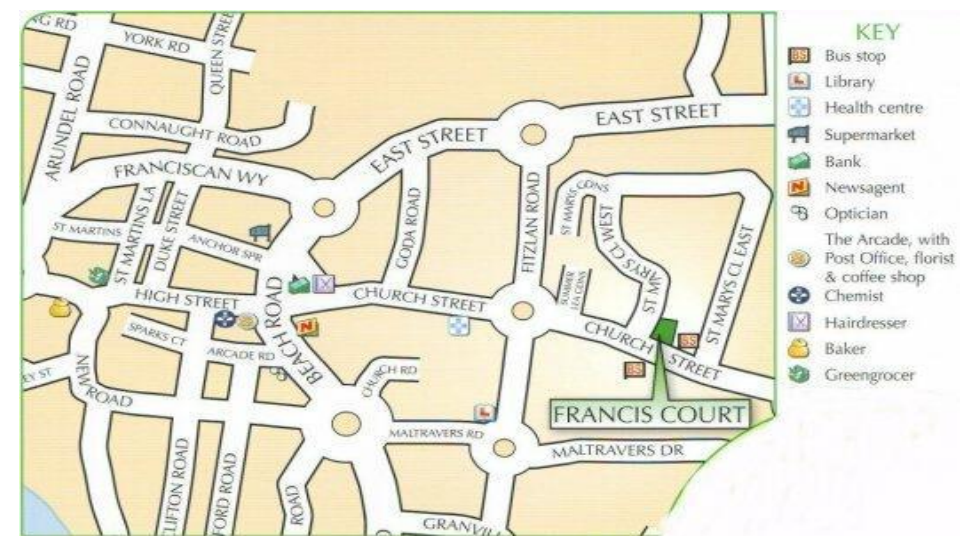
Littlehampton enjoys a wide range of restaurants and amenities including the marina, links golf course and well publicised East Beach Cafe. Local Primary schools are also within proximity.



**Leasehold Information**

Tenure: Leasehold with 108 years remaining.  
 Ground Rent: £425.00 per year.  
 Maintenance: £2306.88 per year  
 EER B 86  
 Council Tax Band B

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



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