



Ground Floor

Total Area: 413 ft² ... 38.4 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 2024

36a Gloucester Road, Littlehampton
West Sussex, BN17 7BT
£159,950 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this INVESTMENT OPPORTUNITY to purchase this stylist ground floor studio flat which is CURRENTLY LET AT £850pcm.

The accommodation comprises; a split level partially separated bedroom/studio room, a modern fitted kitchen with appliances, and a modern shower room/WC with a feature walk in shower. In our opinion, the property is presented in good clean decorative order and benefits from contemporary décor throughout, electric heating and double glazing.

Externally there is a private decked garden to the rear with hot tub.

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

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 Office
 01903 739000
 littlehampton@glyn-jones.com



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Gloucester Road is found within a few hundred metres of the town centre where there is a post office, local shops and cafes.

Littlehampton train station and bus links can both be found within 100m. The River Arun is within half a mile, as well as the footbridge, which takes you towards West Beach.



Property information

Council Tax Band - A
Energy Efficiency Rating - E
Tenure – Leasehold. 100 year lease from 2017
Service Charge: £1368 per annum.
Ground Rent; £200 per annum.

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



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