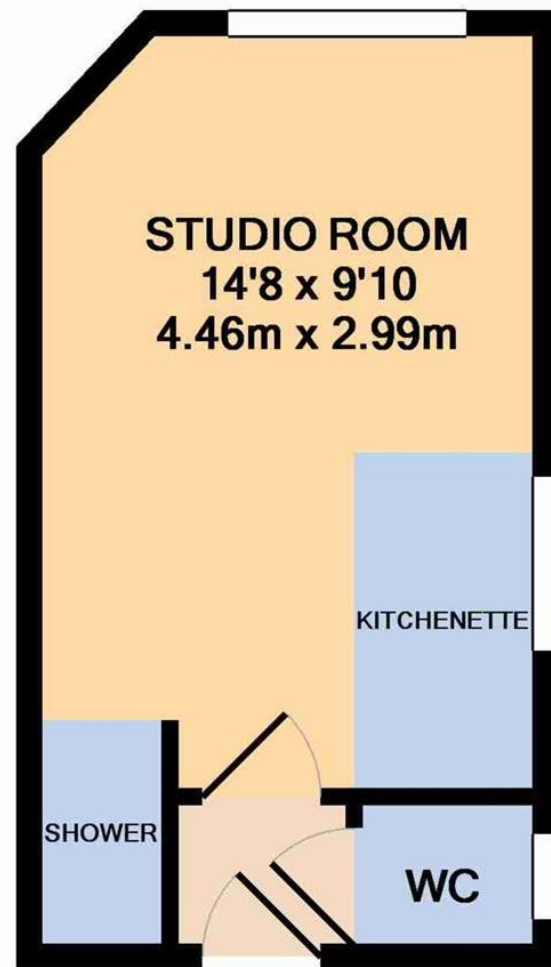


**Flat 9, 44, South Terrace**  
**West Sussex BN17 5NU**  
£69,950 – Share of Freehold

**Glyn-Jones**



**APPROX. GROSS INTERNAL FLOOR AREA 168 SQ FT / 15.7 SQM**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.

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.

**Glyn-Jones**

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



Attention cash investors! Don't miss out on this fantastic opportunity to own a studio apartment on the picturesque Littlehampton Seafront. Situated at the rear of the property on the first floor of a converted house, this property boasts a dual aspect studio room with a fitted kitchenette, shower, and separate WC. With no forward chain, this studio flat is perfect for cash buyers looking for a hassle-free investment.

Located in the heart of Littlehampton, you'll be just steps away from the stunning seafront, offering panoramic views and a tranquil atmosphere. Enjoy leisurely strolls along the promenade or soak up the sun on the sandy beach.

With on-road parking available, convenience is key for potential tenants or holidaymakers wanting to explore the nearby attractions, including the town centre with its shops, restaurants, and cafes. This property's prime location ensures a high demand for rentals, making it an ideal investment opportunity.

Don't let this chance slip through your fingers - book your viewing today and seize the chance to own a piece of the desirable Littlehampton Seafront!



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

**Glyn-Jones**

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01903 739000  
www.glyn-jones.com

**Flat 9, 44, South Terrace Littlehampton, West Sussex BN17 5NU**  
**£77,000 Share of Freehold**



Situated to the rear, on the first floor of imposing Victorian House, the apartment is located on Littlehampton Seafront, on the ever-popular South Terrace. To the front of the property, Greensward and East Beach Cafe can be found, with Littlehampton promenade within a hundred metres.

Littlehampton Town Centre is within one mile of the property which offers a range of shops, banks and eateries as well as Littlehampton train station, providing transport links to London, Brighton and Portsmouth.



Council Tax Band – A

Energy Efficiency – D 57

Tenure – Share of Freehold

Maintenance is paid 6 monthly at £192.00



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