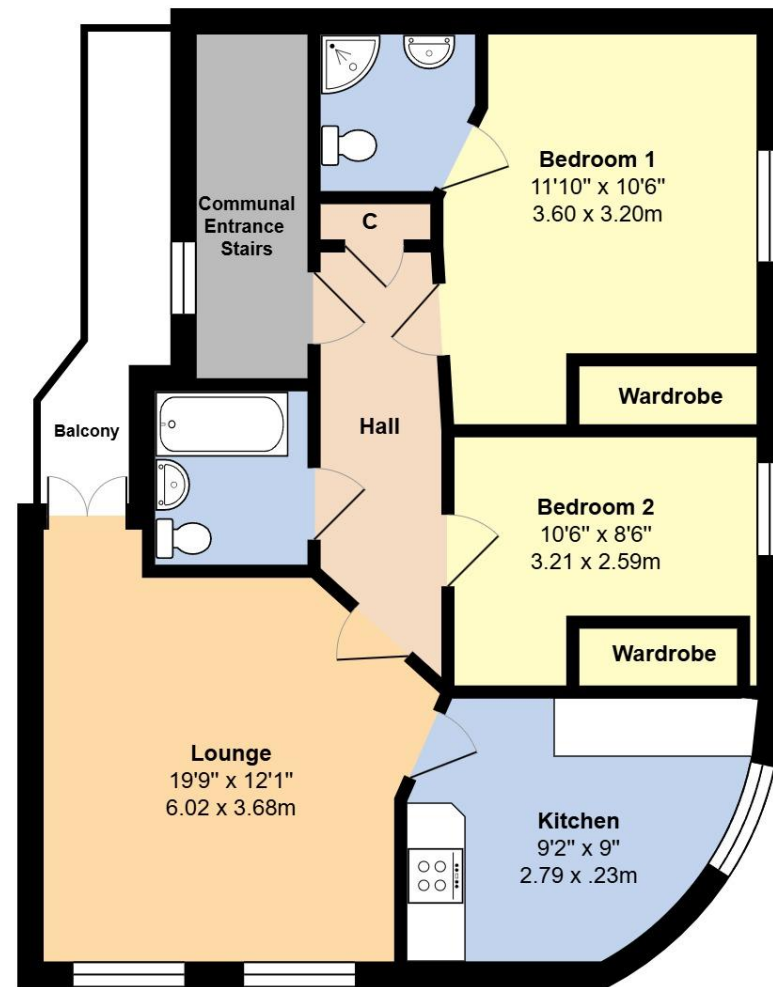


9 Netley Court, River Road
Littlehampton, West Sussex, BN17 5BQ
£275,000 - Leasehold

Glyn-Jones



First Floor

Total Area: 705 ft² ... 65.5 m² (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



Glyn-Jones and Company are delighted to offer for sale this luxury two bedroom first floor apartment within a modern gated development which backs on to the river Arun. Available for the first time since new, this highly desirable property in a private area is not one to miss and benefits from having NO FORWARD CHAIN.

Upon entering the property, you are greeted by a spacious entrance hall leading to two double bedrooms (one of which en-suite), a family bathroom, ample sized kitchen, a bright and airy living room as well as a private south-west facing balcony ideal for enjoying breakfast in the morning sun. The apartment has been redecorated within the past few years allowing the new owner the opportunity to move straight in. It would be ideal as a second home by the sea or for anyone seeking a tranquil and secure location. There is also the added benefit of an allocated off-road parking space within the gated area.

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.



Littlehampton Office
 01903 739000
 littlehampton@glyn-jones.com



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



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Residents of Netley Court benefit from direct access to the riverside walk via a private gate and can enjoy scenic walks down to the coast or greensward. Day-to-day amenities can be found close by in the town centre. Transportation is made easy with local bus routes connecting to nearby coastal towns and beyond, or Littlehampton railway station just moments away. Littlehampton Golf Club, West Beach with its' sand dunes, Littlehampton Marina and many other local attractions and amenities are all within each reach of Netley Court.

Viewing is highly advised to appreciate everything this property has to offer. Do not miss this chance to acquire a seaside residence in a sought after location, contact the office today to arrange your viewing.



Leasehold Information

Tenure: Leasehold – We are advised that there are approximately 102 years remaining on the lease (125 years from March 2002). You are advised to have this confirmed by your legal representative at your earliest opportunity.

- Ground Rent: £125 pa
- Service Charge: £1255.30 half yearly
- Council Tax Band - B
- Energy Efficiency Rating - TBC

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



WITH OVER... **500** COMPANY REVIEWS At an Average rating of **4.9/5** Littlehampton Office 01903 739000 www.glyn-jones.com