



**First Floor**

Total Area: 655 ft<sup>2</sup> ... 60.9 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

**Flat 3, 25 South Terrace, Littlehampton**  
**West Sussex, BN17 5PA**  
**£160,000 - Leasehold**



**Glyn-Jones and Company are delighted to offer for sale this spacious apartment situated on the first floor of this imposing Victorian building within a conservation area on Littlehampton sea front.**

The accommodation comprises; an entrance hall with built in cupboard, a South facing living room boasting direct sea views with a modern fitted kitchenette, which benefits from an integral oven, hob, fridge and dishwasher. Further accommodation includes one double bedroom, an inner hallway with access to a utility cupboard and a bathroom. The property benefits from gas fired central heating, a sash cord bay window to the front and double glazing to the rear.

Externally, there is a well tended communal residents garden which is laid to lawn and has mature trees and shrubs.

No forward chain.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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



Littlehampton Office  
 01903 739000  
[littlehampton@glyn-jones.com](mailto:littlehampton@glyn-jones.com)

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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# Flat 3, 25 South Terrace, Littlehampton, West Sussex, BN17 5PA

£160,000 - Leasehold



Situated to the front on the top 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.



## Leasehold Information

Tenure: Lease expires 12/3/2100 (75 years remaining).

Ground Rent: £25 per annum.

Maintenance: £3452.16 per annum.

Council Tax – A

Energy Efficiency Rating – D

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



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