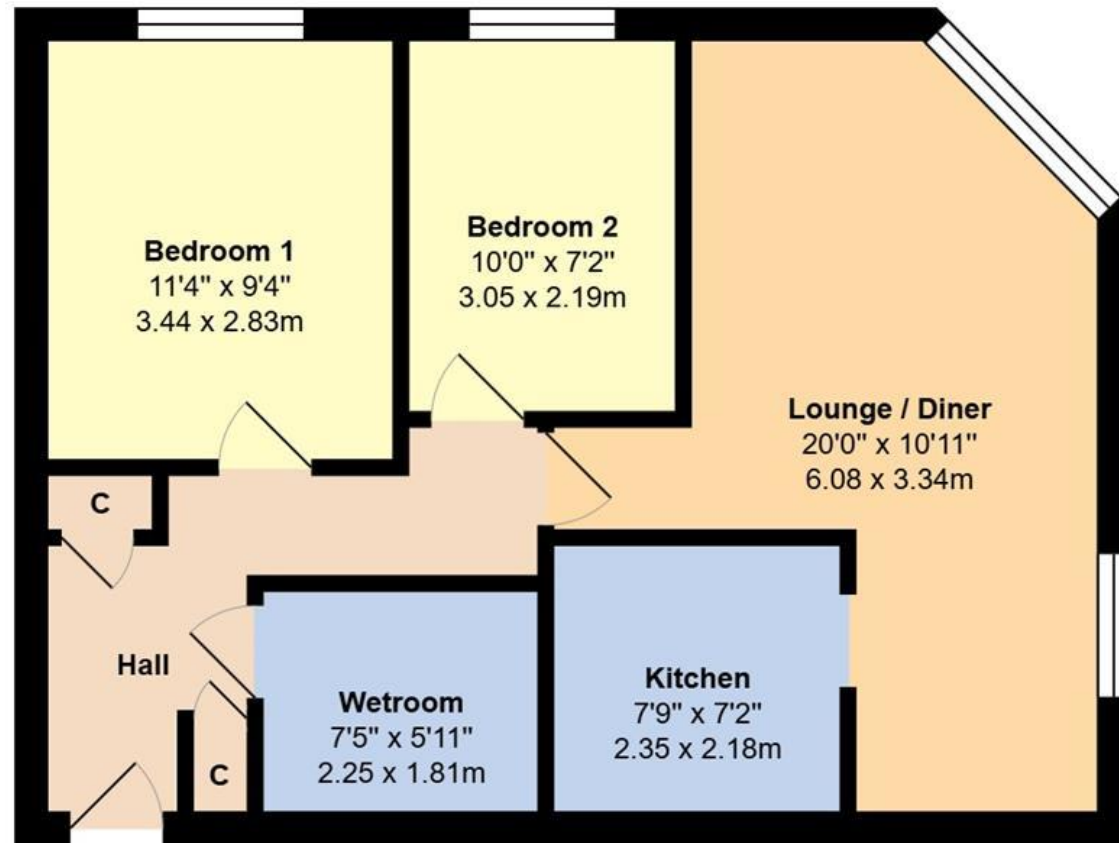


**34 St Catherines Court, Irvine Road,  
Littlehampton, West Sussex, BN17 5HP**  
£105,000 - Leasehold



**Second Floor**

Total Area: 578 ft<sup>2</sup> ... 53.7 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



**Escape to the seaside and retire in comfort with this delightful first floor retirement apartment in St Catherines Court, Littlehampton.**

Featuring an entrance hall with convenient built-in storage, a spacious L shaped lounge/diner, modern fitted kitchen, this two-bedroom property offers peace and tranquillity in a beautiful coastal location. The wet room/w.c and electric heating ensure modern convenience and comfort.

Residents of St Catherines Court can take advantage of communal facilities such as a resident's lounge, off-road parking, a laundry room, and beautifully landscaped gardens. And don't worry if you don't meet the age requirement on your own - some leniency may be given to couples.

Viewing is strongly advised of this well presented, two-bedroom, first floor retirement apartment situated in a popular Littlehampton location.

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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34 St Catherines Court, Irvine Road, Littlehampton, West Sussex, BN17 5HP

£105,000 - Leasehold



Located in the heart of Littlehampton, residents can enjoy the nearby beach, promenade, and local amenities.

With non-allocated parking and an average property condition, this retirement apartment is the perfect place to enjoy your golden years in style. Don't miss out - schedule a viewing today.



Leasehold Information

Tenure: Leasehold. 99 Years from 1986 (60 years remaining)  
Ground Rent: TBC per year.  
Maintenance: TBC per year  
EER - C

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**  

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