

Ground Floor

Total Area: 593 ft² ... 55.1 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

**Flat 1, 56 Norfolk Road, Littlehampton,
West Sussex, BN17 5HB**
£170,000 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this bright and spacious apartment situated on the GROUND FLOOR of this imposing Edwardian villa.

The accommodation comprises; an entrance hall with built-in cupboard, a spacious lounge with feature bay window, a fitted kitchen area with separate utility area, one bedroom and a modern bathroom with shower over the bath. In our opinion, the property is presented in good clean decorative order throughout and benefits from gas fired central heating, exposed floorboards to some rooms an extended lease and a PRIVATE ENTRANCE.

Externally, the property has the notable feature of a garage*, which is located to the side of the property.

NO FORWARD CHAIN.

* The garage is to the left-hand side of the two garages.

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

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

WITH OVER... **500** COMPANY REVIEWS

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

Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com

Flat 1, 56 Norfolk Road, Littlehampton, West Sussex, BN17 5HB

£170,000 - Leasehold



Property Information

Tenure: Leasehold

The vendor informs us there are 152 years remaining on the lease

Maintenance: £1200 per annum

Ground Rent: £125 per annum

Council Tax: A

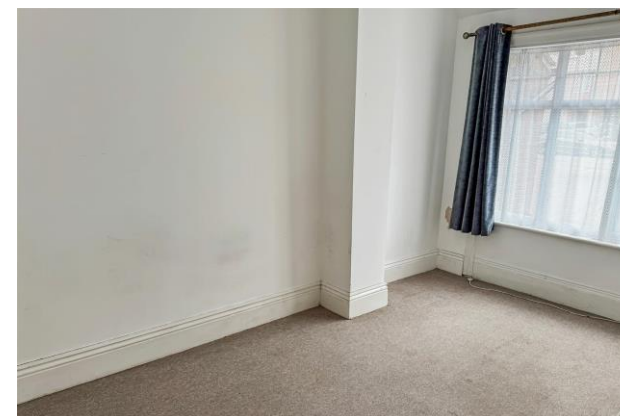
EER: D

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

The property is situated a few hundred metres from Littlehampton's beach front, perfect for summer evening walks along the promenade.

The property is also close to the doctors surgery and many recreational facilities that include the East Beach Cafe, Golf Course, Mewsbrook Park, Leisure centre, Harbour Park and The Windmill cinema and theatre. There are local primary and secondary schools, doctors and dentist surgeries which again are in the nearby vicinity.

The property is within one mile of the town centre where a mainline railway station can also be found which provides links to Gatwick Airport and London Victoria.



Littlehampton Office
01903 739000
www.glyn-jones.com