

Second Floor

Total Area: 428 ft² ... 39.8 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

15 Pharos Quay, River Road
Littlehampton, West Sussex BN17 5BF
Offers Over £170,000 – Share of Freehold



Glyn-Jones and Company are delighted to offer for sale this bright South facing top floor apartment with river views, situated within the highly regarded Pharos Quay development.

Accommodation comprises; an entrance hall with built-in cupboard, a spacious living room with Juliet balcony, a fitted kitchen, bathroom with shower and a double bedroom with a feature window and large built-in wardrobes.

Further attributes include; the recent installation of uPVC double glazed windows, and a share of freehold.

Externally, the property has an allocated off road parking space.

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

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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Pharos Quay is situated adjacent to The River Arun and within a few hundred metres of Littlehampton town centre. The town centre boasts a range of shops and eateries as well as a weekly traders market.

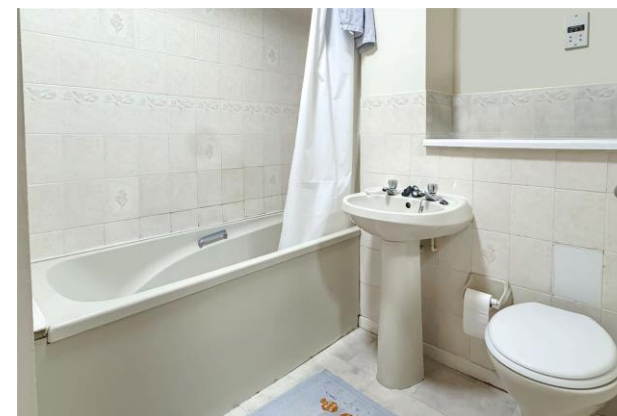
Littlehampton's mainline railway station can also be found within a few hundred metres which provide direct links to London Victoria. Local primary and secondary schools, doctor's surgery and library can all be found within 1 mile. There is also a foot bridge which provides access to the pleasant and scenic "West Beach", Littlehampton Golf Club is also found within the same location.



Property Information

Tenure: Share of Freehold.
Maintenance £612.50 every six months.
Ground Rent: £50 every six months.
Council Tax: Band A
Energy Efficiency Rating: C

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



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