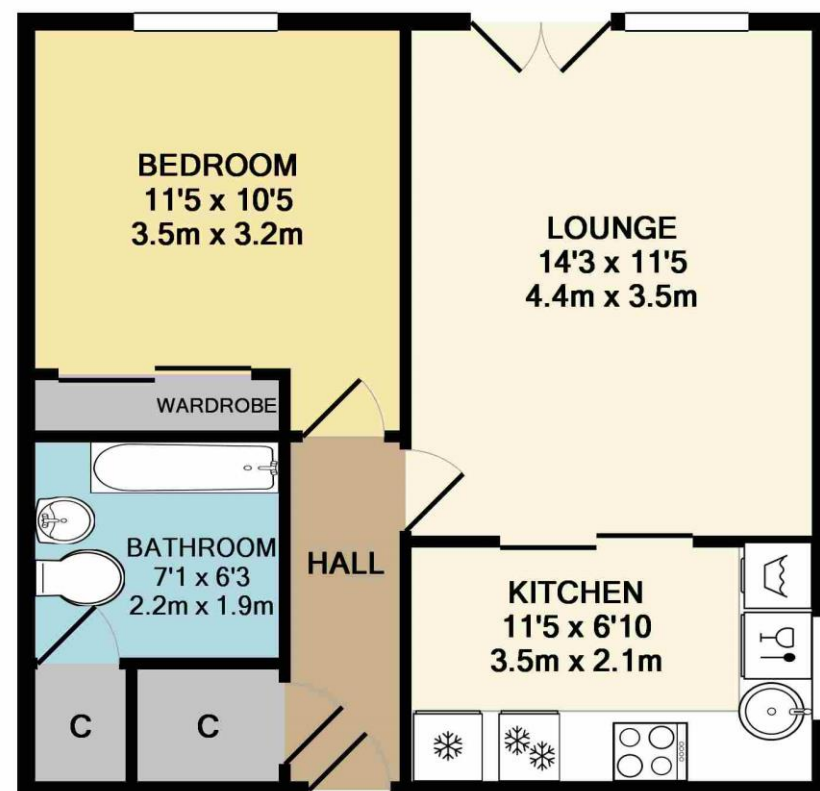




TOTAL APPROX. FLOOR AREA 460 SQ.FT. (42.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

Council Tax Band - A
Energy Efficiency Rating - TBC
Tenure - Leasehold



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

5 Cornwall Gardens, Littlehampton
West Sussex, BN17 6EZ
£130,000 - Leasehold

Glyn-Jones



Purpose Built First Floor Apartment | One Double Bedroom With Fitted Wardrobes | Residents Off Road Parking | No Forward Chain | Spacious Dual Aspect Living Room With Juliet Balcony | Kitchen With Plenty Of Space For Appliances | Modern Bathroom | Security Entry Phone System | Presented In Very Good Condition Throughout | Walking Distance To Amenities | Viewing Highly Advised |

Glyn-Jones & Company are pleased to present to the market this one bedroom, purpose built first floor apartment which is presented in very good condition benefiting from residents off road parking. There is also NO FORWARD CHAIN. The property comprises an entrance hall with storage cupboard, a double bedroom with built in wardrobes, a modern bathroom with bath and shower above, spacious dual aspect living area with double doors to a Juliet balcony and a kitchen with plenty of appliance space and room for a small dining table/breakfast bar if desired. The apartment is accessed via communal hall with security entry phone system and stairs leading to the first floor. Cornwall Gardens boasts plenty of off road parking for residents and visitors.

Further attributes include double glazing throughout as well as electric heating. In our opinion, the property is presented in very good condition and has NO FORWARD CHAIN which makes for the ideal home or investment purchase.



At an Average rating of

4.9/5 ★★★★★



Littlehampton Office
01903 739000
www.glyn-jones.com

5 Cornwall Gardens, Littlehampton, West Sussex BN17 6EZ
£130,000



Cornwall Gardens is situated in the seaside town of Littlehampton, only a short walk to amenities such as Littlehampton train station which provides a direct service to London Victoria and Gatwick Airport, along with the high street and beach/riverside walk within close proximity. The area enjoys a wide range of restaurants and amenities including the marina, links golf course and well publicised East Beach Cafe. Local Primary schools are also close by.

Viewing is highly advised.



Property Information

Council Tax Band - A
Energy Efficiency Rating - E
Tenure – Leasehold, 81 years remaining
Service Charges – £1,279.24 pa
Ground Rent - £302.40 pa

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

