



Total Area: 492 ft² ... 45.7 m² (Excluding Balcony)

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



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
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3 Heath Court, St. Floras Road Littlehampton, West Sussex, BN17 6BA Offers Over £170,000 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer this well presented apartment situated on the first floor within the ever popular development 'Heath Court'.

The accommodation comprises; an entrance hall with a built-in cupboard housing the boiler and doors leading to all principal rooms which include, a spacious lounge, a modern fitted kitchen, one double bedroom and a re-fitted bathroom with a shower over the bath. IN our opinion, the property is presented in good clean, neutral decorative order throughout and benefits from gas fired central heating and double glazing.

Further attributes include a private BALCONY accessed via the lounge, a garage situated within a compound to the rear and 976 years remaining on the lease.

NO FORWARD CHAIN.



At an Average rating of

4.9/5 ★★★★★



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Overs Over £170,000 - Leasehold



Leasehold Information

Tenure: Leasehold – We are advised that there are approximately 976 years remaining on the lease 999 years from 30th January 2001. You are advised to have this confirmed by your legal representative at your earliest opportunity.
Maintenance: £1900 (approx.) per annum.
Council Tax Band - A
Energy Efficiency Rating - C

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

Heath Court is situated within St Floras Road, which is a highly regarded tree lined road conveniently situated within a few hundred metres of many local amenities including Littlehampton town centre, library and doctors surgery. The Number 9 bus stop can be found close by, providing easy access to the town centre.

Littlehampton's famous seafront and The River Arun are both situated within half a mile of the property. Slightly further afield (approximately 2 miles from the property) is Rustington village centre with a comprehensive range of shops and eateries.

