

Total Area: 1153 ft² ... 107.1 m² (Includes Carport)

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 2022

Council Tax Band - E  
Energy Efficiency Rating - C

**Glyn-Jones**

Littlehampton Office  
01903 739000  
www.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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 28 Mariners Quay, Littlehampton

OIRO £500,000 Freehold

**Glyn-Jones**



Glyn Jones and Company are delighted to offer for sale this well presented end of terrace town house, with direct views over the River Arun.

The property offers spacious accommodation arranged over three floors. To the ground floor there is; an entrance hall, stairs to the upper floors and a reception room with bi-folding doors leading to a raised decked area and garden. To the first floor there is a fitted kitchen/breakfast room with ample space for a dining table, a cloakroom and a south/west aspect reception room/bedroom, with a full width balcony accessed via bi-folding doors, which boasts direct river views across to Littlehampton's golf course. The accommodation to the second floor comprises; two bedrooms with an en-suite shower room to the master as well as an additional family bathroom.

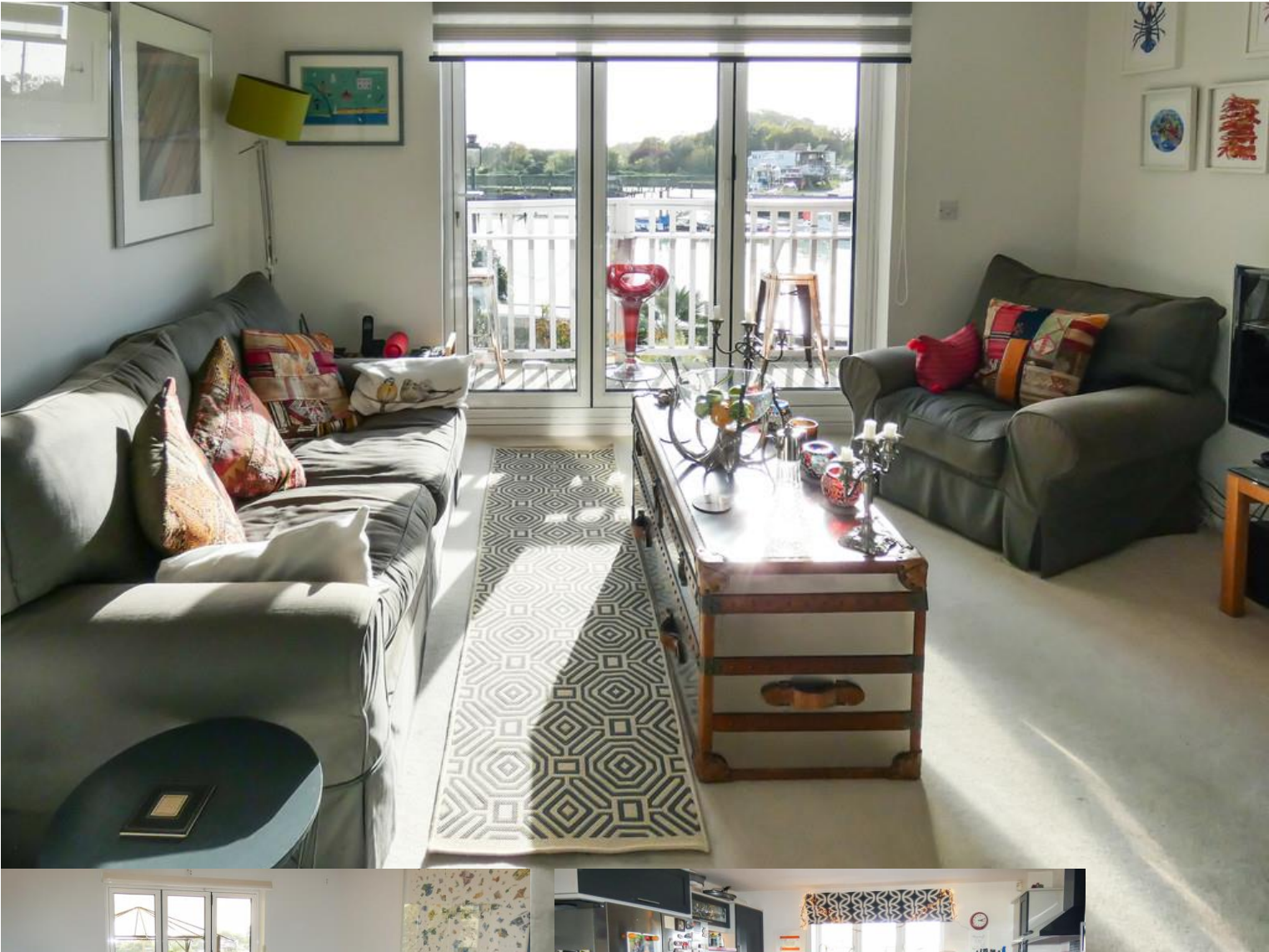
In our opinion, the property offers light and bright accommodation and is presented in good clean decorative order throughout. Attributes include; gas fired central heating, double glazing and direct river views from all floors.

Externally to the rear, there is a beautiful landscaped south/west aspect garden with hard wood decking which leads down to a feature paved garden with raised flower beds. The garden is fully enclosed with an access gate. To the front there is a covered car port and a driveway.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



28 Mariners Quay, Littlehampton  
OIRO £500,000 Freehold



*Direct river views*



Mariners Quay is a luxury development situated on the bank of The River Arun.

The property is centrally located within easy access of Littlehampton town centre, which offers a range of shops, banks and eateries, as well as Littlehampton train station, which provides regular links to London, Brighton and Portsmouth. Both the town and station are within 300 yards of the property.

