



Total Area: 833 ft<sup>2</sup> ... 77.4 m<sup>2</sup> (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 2025

WITH OVER...



At an Average rating of



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

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**25 Fairlight Court, Pier Road,  
Littlehampton, West Sussex, BN17 5DU**  
Offers Over £290,000 - Leasehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer this purpose-built riverside apartment boasting a ground floor location with stunning views overlooking the River Arun.**

The apartment offers a generous dual aspect lounge with doors leading out to a generous sized balcony as well as a Juliet balcony, a recently refurbished kitchen with integral appliances, a modern bathroom, and two double bedrooms - one of which features an en-suite shower room.

Presented in good condition with neutral décor throughout, this apartment benefits from double glazing, electric heating, and is situated within a gated development offering peace of mind and security. In addition, there is an allocated off-road parking space for convenience.

WITH OVER...



COMPANY REVIEWS

At an Average rating of



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25 Fairlight Court, Pier Road, Littlehampton, West Sussex, BN17 5DU  
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Fairlight Court is a luxurious gated development situated on the River Arun within Littlehampton. This apartment is conveniently located just a stone's throw away from Littlehampton Town Centre, offering easy access to a variety of coffee shops, restaurants, supermarkets, and excellent transport links.

For those in search of further retail therapy and amenities, the vibrant towns of Arundel, Worthing, and Bognor Regis are all a mere 10-mile drive away. With its prime location and proximity to a wealth of local attractions, Fairlight Court truly offers the best of both worlds - a peaceful riverside setting and easy access to bustling town centres.



Property Information

Tenure: Leasehold. Remainder of 125-year lease from 2002

Ground Rent: £125 per annum (reviewed every 25 years)

Maintenance: £3400 (approx.) per annum

Council Tax Band - D

Energy Efficiency Rating - C

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



WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5



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