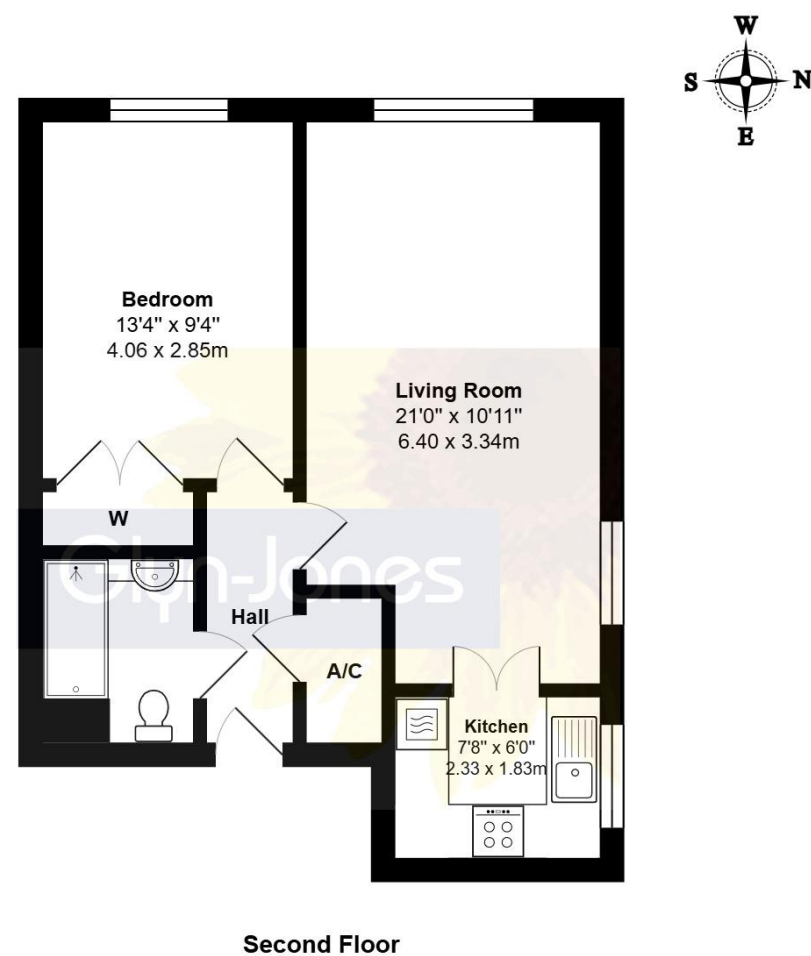


28 Francis Court Littlehampton  
BN17 5PY  
£120,000 Leasehold



Total Approx.Floor Area 516 ft² ... 47.9 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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by Jtm 2025

Leasehold Information

**Tenure:** Leasehold with 108 years remaining.

**Ground Rent:** £620.00 per year

**Maintenance:** £2317.66 per year

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



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.



Escape to the peaceful seaside town of Littlehampton and retire in style with this stunning retirement apartment. Located on the first floor of a McCarthy & Stone development, this is a rare opportunity not to be missed.

Step into the bright and spacious lounge, flooded with natural light and offering dual aspect views. The fitted kitchen comes complete with integral appliances, making meal preparation a breeze. The sleek shower room and double bedroom with built-in wardrobes provide ample space and storage.

Stay warm and comfortable with modern 'Dimplex' electric heaters and enjoy the sunshine in the south-facing principle rooms. This apartment isn't just a home, it's a community with a communal lounge, laundry room, well-tended gardens, and non-allocated off-road parking.

Located in very good condition throughout, this property is perfect for retirees looking to relax and enjoy their golden years. Don't miss out on this opportunity for a peaceful and comfortable retirement lifestyle in beautiful Littlehampton. Come and view this property today.

Nearby points of interest include the sandy beaches, quaint shops, and lovely cafes of Littlehampton. Enjoy walks along the promenade, visit the East Beach Cafe, or take a boat trip down the River Arun. With no forward chain, this retirement apartment is ready for you to move in and start enjoying.



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www.glyn-jones.com



**28 Francis Court Littlehampton BN17 5PY**  
**£130,000 Leasehold**

Littlehampton is a charming seaside town located on the southern coast of England, in the county of West Sussex. It lies on the eastern bank of the River Arun, where it meets the English Channel. Known for its beautiful beaches, the town attracts both tourists and locals seeking a relaxing coastal retreat.



**Council Tax Band – B**  
**Energy Efficiency – TBC**

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WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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