



**Ground Floor**

Total Approx. Floor Area 454 ft² ... 42.2 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

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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.



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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**2 St Catherines Court, Irvine Road**  
**Littlehampton, West Sussex BN17 5HP**  
**£96,000 - Leasehold**

**Glyn-Jones**



**Glyn-Jones Estate and Company are delighted to offer for sale this immaculately presented ground floor retirement apartment which is being offered for sale with no forward chain.**

The accommodation comprises of an entrance hall with two built in storage cupboards, one double bedroom, a spacious south facing lounge/diner, a modern fitted kitchen with appliances and a shower room. The property benefits from double glazing, a modern 'Heatstore' thermostatically controlled heating system and recent re-decoration (2025).

St Catherines Court is an age restricted development whose occupiers must be aged 60 or over. Residents benefit from use of communal facilities including a resident's lounge, off road parking, laundry room and a communal gardens.

Agents Note: We do understand that some leniency may be given to a couple if at least one of the owners is of the required age.

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2 St Catherines Court, Irvine Road, Littlehampton, West Sussex BN17 5HP  
£96,000 - Leasehold



**Tenure:** Leasehold. We are advised that there are approximately 99 years remaining on the lease from 01/01/1986 leaving 59 years remaining. However, there is a unique clause within the lease that states that leaseholders can extend the lease for an additional 99 years free of charge when it is in its' final year (there is still likely to be a solicitor fee). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Maintenance: April 2025 - March 2026 £298.87 pcm (including water rates).

Council Tax Band: A

Energy Efficiency Rating: C

St Catherines Court is conveniently situated on the corner of Irvine Road and St Catherines Road, just 350m from Littlehampton Town Centre and just 400m from Littlehampton's famous seafront and promenade.

The town centre offers a wealth of shops and eateries, as well as Littlehampton train station, which provides links to London, Brighton and the surrounding area.

