



Total Area: 431 ft² ... 40.1 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 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 2023

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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Flat 2, 1 Connaught Road

Littlehampton, West Sussex BN17 6ES
£130,000 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this first floor flat situated in this attractive flint faced house, which is situated in a popular residential road.

The accommodation comprises, a private entrance leading in to a hallway with stairs leading to a first floor hallway, a dual aspect living room, a fitted kitchen with a built in oven, hob and extractor fan, one double bedroom with built in cupboard and a re-fitted bathroom with an electric shower. The property benefits from part double glazing and gas fired central heating. Further attributes to note, are low outgoings and a lease with over 150 years remaining.

In our opinion, this would make an ideal first time/investment opportunity.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Flat 2, 1 Connaught Road, Littlehampton, West Sussex BN17 6ES
£130,000 - Leasehold



Leasehold Information
Tenure: Leasehold – 189 years from 25th March 1989 (153 years remaining).
Ground Rent: Peppercorn.
Maintenance: £300 per annum.
Council Tax Band: A
Energy Efficiency Rating: D

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

Connaught Road is approximately a 5 minute walk to Littlehampton town centre and Littlehampton mainline train station is approximately 0.2 miles away offering links to Portsmouth, Brighton & London.

The A259 & A27 is accessible within a few minutes’ drive, and offers links to Chichester, Worthing & Brighton.

