



Total Approx. Floor Area 763 ft² ... 70.9 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

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

## 45 Manning Road, Littlehampton West Sussex BN17 7HT £210,000 - Leasehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this well presented purpose built ground floor flat situated within a popular residential road.**

The accommodation comprises; an entrance hall, a spacious lounge, a fitted kitchen, two bedrooms and a bathroom. In our opinion, the property is presented in good clean decorative order throughout and benefits from double glazing and gas fired central heating. Further attributes to note are the property has a private entrance and low outgoings.

Externally, there is a private rear garden which is mainly laid to lawn with a patio area and a timber shed as well as a brick built shed with power and light. To the front there is a triple width driveway.

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

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£210,000 - Leasehold



Manning Road is located within half a mile of Littlehampton town centre, boasting a range of shops and restaurants. Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly.

Littlehampton train station is also located in the town centre. The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.



Property Information

Tenure: Leasehold – We are advised that there are approximately 88 years remaining on the lease (125 years from 30th January 1989). You are advised to have this confirmed by your legal representative at your earliest opportunity.  
Maintenance - £200 (approx.) per annum  
Ground rent - £10 per annum  
Council Tax Band - B  
Energy Efficiency Rating – TBC



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