



Total Area: 461 ft<sup>2</sup> ... 42.9 m<sup>2</sup>

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 2021

Council Tax Band - A  
Energy Efficiency Rating – E

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

## Bakery Cottage, 28a Gloucester Place Littlehampton, West Sussex BN17 7AF £140,000 – Share of Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this converted ground floor flat situated within close proximity to Littlehampton town centre.**

The accommodation comprises of an approximate 24'2 open-plan living room/kitchen with separate utility area, one double bedroom and a shower room/w.c.

in our opinion, the property is presented in good clean neutral decorative order throughout and offers double glazed and has 'Fishers' electric heating. Further attributes to note are the addition of a new damp proof membrane with a guarantee in place as well as a share of the freehold. Externally there is a deep storage cupboard directly next to the flat.

No forward chain.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



**Bakery Cottage, 28a Gloucester Place, Littlehampton, West Sussex BN17 7AF**  
**£140,000 – Share of Freehold**



Gloucester Place is conveniently situated within a popular residential area of Littlehampton, just 200m from the town centre, home to a range of shops, banks and eateries.

Littlehampton train station is found within a similar distance and provides links to Brighton, Portsmouth and London Victoria.



**Leasehold Information**

We understand that the property is to be sold with a share of freehold with any maintenance / buildings insurance costs arranged with the upper flat and shared accordingly. There are therefore no fixed maintenance charges.  
Tenure: Leasehold – We are advised that there are approximately 990 years remaining on the 999 year lease (until 01/11/3014). You are advised to have this confirmed by your legal representative at your earliest opportunity.

