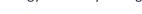


Total Area: 461 ft² ... 42.9 m²

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 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





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



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.



Bakery Cottage, 28a Gloucester Place, Littlehampton, West Sussex BN17 7AF $\pm 140,000 -$ Share of Freehold





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: <u>Leasehold</u> – 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.

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.





