



Ground Floor

Total Approx. Floor Area 604 ft² ... 56.1 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 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

## 16 Winterton Lodge, Goda Road Littlehampton, West Sussex BN17 6SY £140,000 - Leasehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this spacious ground floor retirement apartment situated in the highly regarded Winterton Lodge.**

The accommodation comprises; an entrance hall, a living room with patio doors opening on to a raised patio area over looking a communal courtyard with a feature water fountain, a fitted kitchen, two double bedrooms and a modern shower room. The property has been refurbished to a high standard and benefits from a small patio area adjacent to the flat, modern electric heating and upvc double glazing. The property is offered with no forward chain.

Residents of Winterton Lodge enjoy exclusive use of its communal facilities, including well maintained gardens, a resident's lounge and laundry facilities.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

16 Winterton Lodge, Goda Road, Littlehampton, West Sussex BN17 6SY  
£140,000 - Leasehold



Winterton Lodge is a popular retirement development situated within a few hundred yards of Littlehampton Town Centre. Winterton Lodge offers a range of communal facilities including four beautiful resident gardens, large residents lounge, guest rooms, laundry facilities and a resident house manager.

Bus stops are within a few hundred metres of the property providing access to Worthing, Brighton, Chichester and Portsmouth.



Leasehold Information

Tenure: Leasehold – We are advised that there are approximately 87 years remaining on the 125 year lease. You are advised to have this confirmed by your legal representative at your earliest opportunity.

Ground Rent: £50 per annum  
Maintenance: £371.01 per month  
Council Tax Band: D  
Energy Efficiency Rating: C



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