



Ground Floor

Total Area: 415 ft<sup>2</sup> ... 38.6 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 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

**32 St Catherines Court, Irvine Road**  
**Littlehampton, West Sussex BN17 5HP**  
**£105,000 - Leasehold**

**Glyn-Jones**



Glyn-Jones and Company are delighted to offer for sale this beautifully modernised first-floor apartment, boasting one spacious bedroom and a range of contemporary upgrades. Step inside to discover a sleek re-fitted kitchen featuring an integral cooker and hob, illuminated by a rare window for plenty of natural light. The inviting lounge/diner is accentuated by a large corner window, creating a bright and welcoming atmosphere. The modern shower room is sure to impress with its generous walk-in shower, and the well-appointed double bedroom offers plenty of comfort.

Situated in a sought-after location, this apartment benefits from residents' parking at the rear of the development, providing convenient access for those with vehicles. And for those looking to socialize and unwind, a communal lounge awaits at the entrance, perfect for gathering with friends and neighbours.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



32 St Catherines Court, Irvine Road, Littlehampton, West Sussex BN17 5HP  
£105,000 - Leasehold



St Catherines Court is conveniently situated on the corner of Irvine Road and St Catherines Road, just 350m from Littlehampton Town Centre and just 400m from Littlehampton's famous seafront and promenade.

The town centre offers a wealth of shops and eateries, as well as Littlehampton train station, which provides links to London, Brighton and the surrounding area.



**Tenure:** Leasehold. We are advised that there is a 99 year lease from 01/01/1986 leaving 59 years remaining. However, we have been informed there is a unique clause within the lease that states that leaseholders can extend the lease for an additional 99 years free of charge when it is in its' final year (there is still likely to be a solicitor fee). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**  
**Maintenance:** April 2025 - March 2026 £298.97 pcm (including water rates).

