



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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Flat 1, 20 Clifton Road, Littlehampton West Sussex BN17 5AS £160,000 – Share of Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale spacious converted ground floor apartment which benefits from a PRIVATE REAR GARDEN and a SHARE OF FREEHOLD.

The accommodation comprises; an entrance hall, a spacious lounge with a bay window, a fitted kitchen with built-in oven and hob, two bedrooms and a bathroom with an additional separate WC. In our opinion the property is presented in very good clean decorative order throughout following recent redecoration by the current vendor as well as double glazing and gas fired central heating.

Externally, there is a private rear garden which is laid to lawn and patio. There is a brick built shed attached the rear of the property. The garden is fully enclosed with a rear access gate.

No Forward Chain

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Flat 1, 20 Clifton Road, Littlehampton, West Sussex BN17 5AS
£160,000 – Share of Freehold



Located to the north end of Clifton Road which is situated within Littlehampton town centre where all the local amenities including the shopping precinct and mainline railway station can be found within a few hundred metres.

Littlehampton's beach front and River Arun can be also located within a few hundred metres. Further afield is the local leisure centre and Rustington village. There is also easy access to Worthing, Brighton and Portsmouth along the A259.



Property Information
Tenure: Share of Freehold. The vendor informs us that the property has a 125 year lease from 2019.
Service Charge: No fixed maintenance.
Ground Rent: N/a
Council Tax Band - A
Energy Efficiency Rating – D
We recommend you have this verified by your legal representative at your earliest convenience.

