



First Floor

Total Area: 655 ft² ... 60.9 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 2024

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.



Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com

Flat 3, 25 South Terrace, Littlehampton  
West Sussex, BN17 5PA  
£145,000 - Leasehold



Glyn-Jones and Company are delighted to offer for sale this spacious apartment situated on the first floor of this imposing Victorian building within a conservation area on Littlehampton sea front.

The accommodation comprises; an entrance hall with built in cupboard, a South facing living room boasting direct sea views with a modern fitted kitchenette, which benefits from an integral oven, hob, fridge and dishwasher. Further accommodation includes one double bedroom, an inner hallway with access to a utility cupboard and a bathroom. The property benefits from gas fired central heating, a sash cord bay window to the front and double glazing to the rear.

Externally, there is a well tended communal residents garden which is laid to lawn and has mature trees and shrubs.

No forward chain.



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**Flat 3, 25 South Terrace, Littlehampton, West Sussex, BN17 5PA**  
**£145,000 - Leasehold**



Situated to the front on the top floor of imposing Victorian House, the apartment is located on Littlehampton Seafront, on the ever popular South Terrace. To the front of the property, Greensward and East Beach Cafe can be found, with Littlehampton promenade within a hundred metres.

Littlehampton Town Centre is within one mile of the property which offers a range of shops, banks and eateries as well as Littlehampton train station, providing transport links to London, Brighton and Portsmouth.



Tenure: Leasehold – We are advised that there are approximately 74 years remaining on the lease (99 years from 11/03/2001). **You are advised to have this confirmed by your legal representative at your earliest opportunity.**

Maintenance Fee: £1687.70 per annum

Ground Rent: £50 per annum

Council Tax – A  
Energy Efficiency Rating – D

