



Total Approx. Floor Area 678 ft<sup>2</sup> ... 63.0 m<sup>2</sup> (Excluding Enclosed Footpath)

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 JLM 2025

## Property Information

**Tenure:** Leasehold – We are advised by the vendor that a new lease will be granted upon completion. You are advised to have this confirmed by your legal representative at your earliest opportunity.

**Maintenance:** Ad hoc

**Ground Rent:** Zero

**AGENTS NOTE:** The property is located on the first floor and does not benefit from any outside space.

**Council Tax Band – B**

**WITH OVER...**



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.

**Energy Efficiency Rating – C**



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**86a Lyminster Road, Littlehampton**  
**West Sussex BN17 7PQ**  
**£250,000 - Leasehold**

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer for sale this beautifully Presented Purpose-Built First Floor Apartment**

This immaculately maintained and stylish purpose-built first-floor apartment offers spacious, modern living in a well-regarded location. Upon entering, you are greeted by a generous L-shaped hallway that sets the tone for the thoughtfully laid-out interior.

The apartment features two comfortable double bedrooms, ideal for residents or guests alike. The fitted kitchen comes fully equipped with quality appliances, including a washing machine, tumble dryer, fridge/freezer, induction hob, and oven—making it a practical and convenient space for everyday living. A bright and airy dual-aspect lounge provides an inviting area to relax or entertain, benefiting from an abundance of natural light. The stunning shower room is fully tiled and enhanced with smart sensor lighting and a wireless Bluetooth sound system, offering a touch of luxury to your daily routine.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



86a Lyminster Road, Littlehampton, West Sussex BN17 7PQ  
£250,000 - Leasehold



Located in a highly accessible spot, this property enjoys the convenience of the '700' bus route right on the doorstep, offering direct connections to Littlehampton town centre, Portsmouth, Brighton, and other key destinations. Wick Parade is just a short stroll away, providing a variety of local amenities including a post office and convenience store. Families will benefit from proximity to well-regarded primary and secondary schools, while commuters will appreciate the easy access to the A27, offering swift routes to Brighton, Worthing, Arundel, and Portsmouth.

Littlehampton itself boasts a wealth of attractions and amenities, including the popular riverside 'Look and Sea Centre'. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready apartment presents an excellent opportunity to enjoy coastal living in a vibrant and well-connected location.



Further benefits include gas-fired central heating, with a newly installed Worcester Bosch boiler (March 2025), and double glazing throughout. The apartment also boasts excellent soundproofing, with Rockwell acoustic insulation and ply lining beneath recently laid carpet (2024). A fitted ladder provides easy access to the loft, offering valuable additional storage space. Modernised for peace of mind, the property also features a replaced consumer unit (2024), and will be sold with a new lease upon completion. With a private entrance, low outgoings and NO FORWARD CHAIN, this superb home is ready for immediate occupancy and would suit first-time buyers, downsizers, or investors looking for a high-quality, low-maintenance property.

