



Total Approx.Floor Area 594 ft² ... 55.1 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 1st Image 2025

Council Tax Band - A
Energy Efficiency Rating – E

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
www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**Flat 4, 10a Norfolk Road,
Littlehampton, West Sussex BN17 5PL**
£110,000 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this bright and spacious top floor apartment located within a popular conservation area just off Littlehampton sea front, which has the reminder of a 999 year lease.

The accommodation comprises a small entrance vestibule accessed via the communal hallway, stairs to the second floor, a landing with 'Velux' window, an open plan lounge with kitchenette, a generous sized west facing bedroom and a bathroom. The property is presented in neutral tones throughout and benefits from recently a laid carpet in the living area, a secure entry phone system, electric heating, part double glazing and part secondary glazing.

AGENTS NOTE: The external photo is from our archives as the property is currently having a full external redecoration with a new tiled exterior.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Flat 4, 10a Norfolk Road, Littlehampton, West Sussex BN17 5PL
£110,000 - Leasehold



Location –The apartment is less than 5 minutes from Littlehampton's beach front, perfect for summer evening walks along the promenade. The property is also close to the doctor's surgery and many recreational facilities that include the East Beach Cafe, Golf course, Mewsbrook Park, Leisure centre, Harbour Park and The Windmill cinema and theatre.

The property is within one mile where the mainline railway station can also be found which provides links to Gatwick Airport and London Victoria.



Leasehold Information

Tenure: Leasehold – We are advised that there are approximately 958 years remaining on the lease (999 years from 1984). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance: £2377.75 for 2025, due to external redecoration. The vendor informs us the charge is expected to revert back to previous levels of £1600.00 per annum as of 2026 per annum.
Ground Rent: peppercorn. We recommend you have this verified by your legal representative at your earliest convenience

