



Total Area: 748 ft² ... 69.5 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 1st Image 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

**56 Wick Farm Road, Littlehampton,
West Sussex BN17 7HL**
£200,000 - Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this purpose built ground floor flat which is being offered for sale with no forward chain.

The accommodation comprises; an entrance hall, a spacious lounge with bay window, a fitted kitchen, two bedrooms and a shower room. The property could benefit from some cosmetic updating yet does benefit from double glazing and gas fired central heating. Further attributes to note; the property has a private entrance and low outgoings.

Externally, there is a larger than average L-shaped private rear garden which is mainly laid to lawn. There is also a brick built shed to the side. To the front there is a large open plan lawned garden.

In our opinion this would make an ideal first time/investment purchase.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

56 Wick Farm Road, Littlehampton, West Sussex BN17 7HL
£200,000 - Leasehold



Wick Farm Road is located within half a mile of Littlehampton town centre, boasting a range of shops and restaurants. Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly.

Littlehampton train station is also located in the town centre. The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.



Tenure: Leasehold – We are advised that there are approximately 89 years remaining on the lease (125 years from 10/07/1989).
You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £200.00 per annum (approx.)
Ground Rent: £10.00 per annum

Energy Efficient Rating: TBC | Council Tax Band: B

