



Second Floor

Total Approx. Floor Area 702 ft<sup>2</sup> ... 65.3 m<sup>2</sup>

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

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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 12 Summerlea Gardens, Church Street, Littlehampton, West Sussex BN17 5PT £180,000 - Leasehold

Glyn-Jones



**Glyn-Jones & Company are delighted to present this spacious purpose-built second floor apartment, with a garage, extended lease and no forward chain.**

The accommodation comprises; an inviting L-shaped entrance hall with a useful built-in cupboard, leading to a bright west-facing living room. The modern fitted kitchen features an integrated oven and hob, along with a range of base and eye level units. There are two generous double bedrooms, both decorated in light, neutral tones. The contemporary bathroom is a real highlight, featuring a P-shaped bath with shower over, a concealed-flush WC, and a wash hand basin with an attractive vanity unit and storage cupboard.

Further benefits include attractive wooden internal doors, double glazing, electric heating, and the rare advantage of a GARAGE located in a nearby compound.

Residents of Summerlea Gardens enjoy well-tended communal gardens, unallocated off-road parking, and the added security of a door entry phone system.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



**12 Summerlea Gardens, Church Street, Littlehampton BN17 5PT**  
**£180,000 - Leasehold**



Tenure: Leasehold – We are advised that there are approximately 134 years remaining on the lease (189 years from 23/03/1971).

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: TBC

Ground Rent: TBC

Energy Efficiency Rating: E

Council Tax Band: B

Summerlea Gardens is conveniently situated within close proximity of the town centre where local amenities can be found including the shopping precinct, library and doctors surgery.

The sea front and riverside is also within close proximity, as is the mainline railway station. Further afield is Rustington village with a shopping precinct, and transport links.

