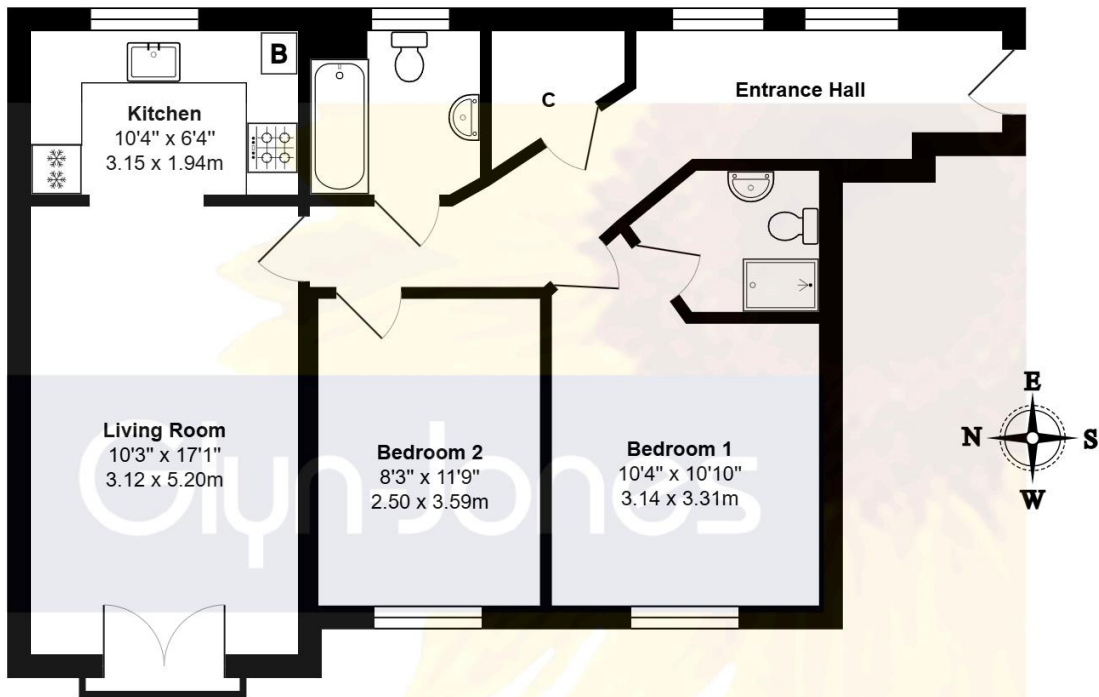


21 The Butts, Butts Mead, Littlehampton
West Sussex BN17 6GQ
OIEO £200,000 - Leasehold



Third Floor
Total Approx.Floor Area 714 ft² ... 66.3 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 Jtm 2025



We are delighted to present this modern, purpose-built third-floor apartment offered for sale with the added benefit of a complete chain. Upon entering, you will find a welcoming entrance hall with a useful storage cupboard, a master bedroom with an en-suite shower room, a further double bedroom, a spacious lounge/dining room, and a modern re- fitted kitchen equipped with integrated oven and gas hob. The property is meticulously maintained, boasting allocated parking spaces for residents and visitors alike. Additional features include gas central heating, double glazing, and a lengthy lease.

This property is perfect for first-time buyers or investors looking to add to their portfolio. Situated in the popular Elysian Fields development, The Butts offers a peaceful location approximately 1.25 miles north of Littlehampton town centre. Residents can enjoy a range of amenities, including a bustling shopping parade, a mainline railway station connecting to London Victoria, a picturesque seafront, and riverside walks. Nearby, you will find reputable schools, well-known grocery shops, and large superstores within easy reach.

For commuters, the A259 provides convenient access to neighbouring towns such as Bognor Regis and Worthing. This property truly offers the best of both worlds - a tranquil residential setting with excellent transportation links and a plethora of local conveniences. Don't miss the opportunity to view this fantastic property. Contact us today to schedule a viewing.

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



At an Average rating of 4.9/5 ★★★★★



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21, The Butts, Butts Mead BN17 6GQ
OIEO 210,000 Leasehold



Littlehampton is a charming seaside town located on the southern coast of England, in the county of West Sussex. It lies on the eastern bank of the River Arun, where it meets the English Channel. Known for its beautiful beaches, the town attracts both tourists and locals seeking a relaxing coastal retreat.



Council Tax Band – B
Energy Efficiency – TBA
Leasehold Information:

Lease Lenth 140 Years Remaining
Maintenance charges £115.94 PCM
Estate Charge £19.24 PCM
Ground Rent £250.00 Per Anum

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WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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