



## Auction guide £50,000

Register to bid

### Lot 129 - 66D Norfolk Road, Littlehampton, West Sussex, BN17 5HB

A ground-floor, one-bedroom, leasehold (99 years from 23 June 1975) maisonette in need of modernisation, with a private garden, and a leasehold (98 years from 24 June 1975) semi-detached garage in Littlehampton, West Sussex. (Title numbers: WSX20241, WSX159646)

**FOR SALE BY AUCTION:** To be sold by public auction on the instruction of the attorney. A ground-floor, one-bedroom, leasehold (99 years from 23 June 1975) maisonette in need of modernisation, with a private garden, and a leasehold (98 years from 24 June 1975) semi-detached garage. Located in Littlehampton, West Sussex, 0.8 miles from Littlehampton Railway Station and 0.4 miles from the sea front. To be sold via online bidding on Friday, 23 January 2026.

**Auctioneer's comments:** 'An ideal investment opportunity to buy a property in Littlehampton that, once modernised, and with long leases, will offer a profit on resale or a yield from rental.'

## HigginsDrysdale

## Auction date

The property is to be sold by public auction on Friday, 23 January 2026, via a 2-hour online bidding window.

## To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

## Description

One bedroom, ground floor, maisonette, private garden, approx. extent 860 SQFT, in need of modernisation

## Location

Littlehampton, West Sussex, 0.8 miles to Littlehampton Railway Station, 0.4 miles to sea front

## Accommodation

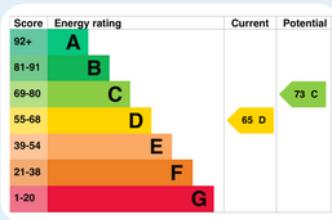
Ground floor: two entrance rooms, bedroom, conservatory, kitchen, living room, shower room, bedroom

## Outside:

Private rear garden, leasehold semi-detached garage (98 years from 24 June 1975)

## EPC rating

D



## Tenure

Leasehold with vacant possession

99 years from 23 June 1975

*A note on the lease renewal: the freeholder has written a letter to the attorney quoting a lease renewal cost of £32,340.00 for the flat and £5,000.00 for the garage. This is not a Section 42 Notice, and the unconditional nature of the sale is to be noted.*

## Local authority and council tax band

West Sussex County Council

Arun District Council

Council tax band: A

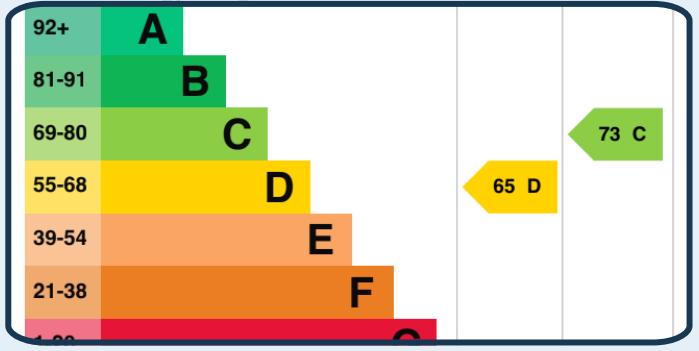
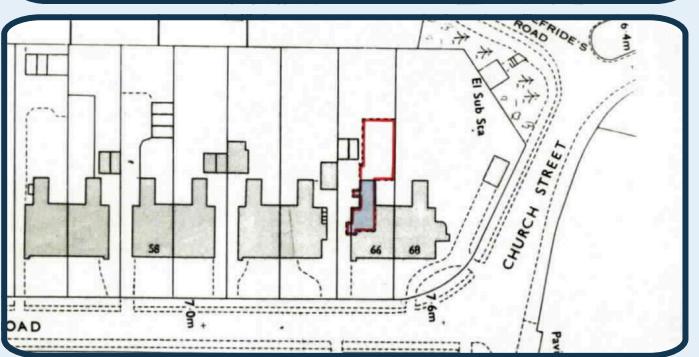
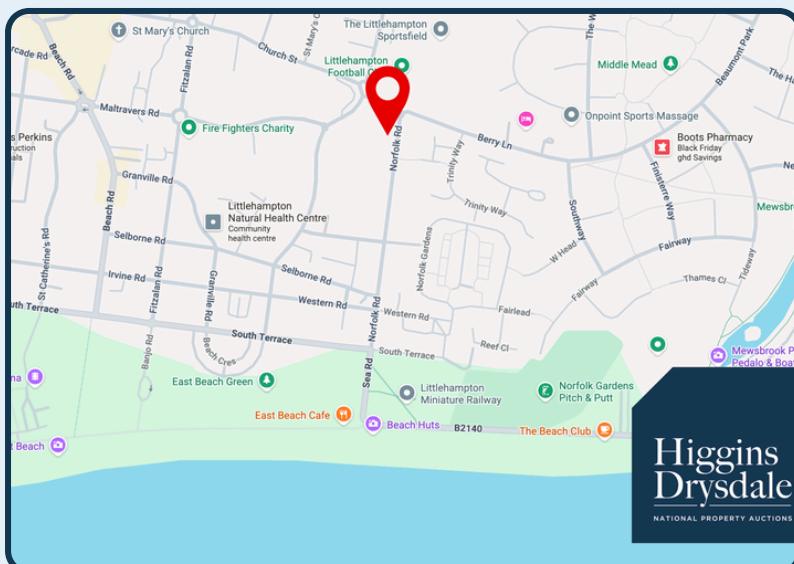
## Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

## Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.





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