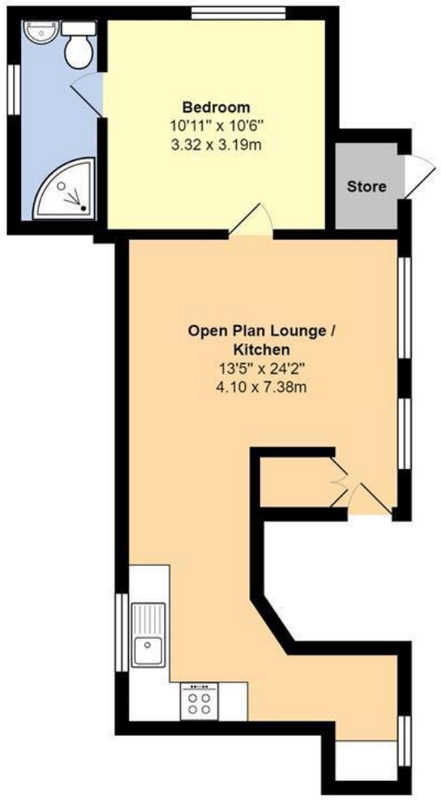


Total Area: 461 ft² ... 42.9 m²

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 Jtm 2021

Council Tax Band - A
Energy Efficiency Rating – E

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advise) and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

Littlehampton Office
01903 739000
www.glyn-jones.com

Bakery Cottage, 28a Gloucester Place

Littlehampton, West Sussex BN17 7AF

£130,000 – Share of Freehold

Glyn-Jones and Company are delighted to offer for sale this converted ground floor flat situated within close proximity to Littlehampton town centre.

The accommodation comprises of an approximate 24'2 open-plan living room/kitchen with separate utility area, one double bedroom and a shower room/w.c.

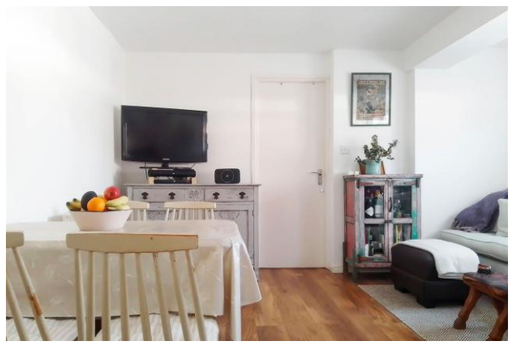
in our opinion, the property is presented in good clean neutral decorative order throughout and offers double glazed and has 'Fishers' electric heating. Further attributes to note are the addition of a new damp proof membrane with a guarantee in place as well as a share of the freehold. Externally there is a deep storage cupboard directly next to the flat.

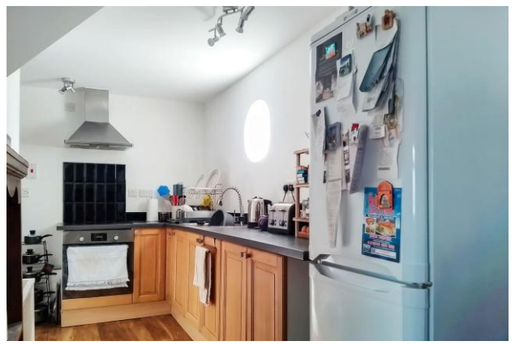
No forward chain.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Bakery Cottage, 28a Gloucester Place, Littlehampton, West Sussex BN17 7AF

£130,000 – Share of Freehold





Gloucester Place is conveniently situated within a popular residential area of Littlehampton, just 200m from the town centre, home to a range of shops, banks and eateries.

Littlehampton train station is found within a similar distance and provides links to Brighton, Portsmouth and London Victoria.

Leasehold Information

Tenure: We understand that the property is to be sold with a share of freehold with any maintenance / buildings insurance costs arranged with the upper flat and shared accordingly. There are therefore no fixed maintenance charges.

We recommend you have this verified by your legal representative at your earliest convenience.