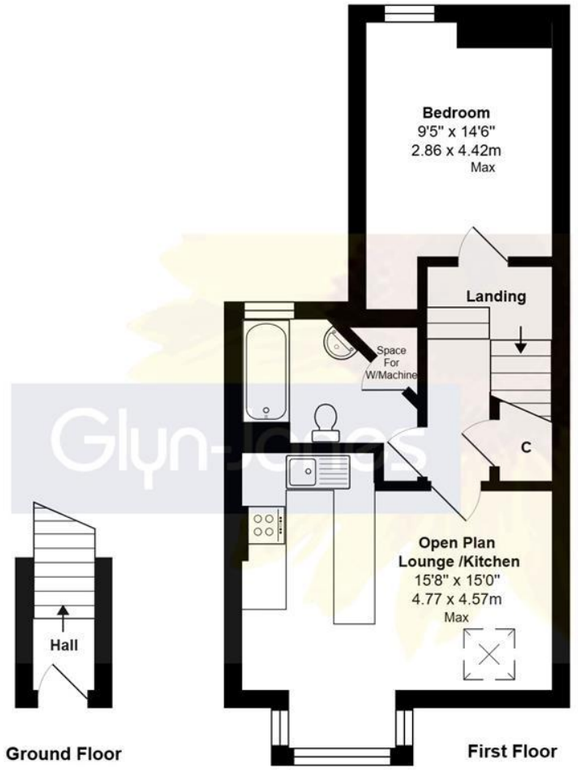


Total Area: 468 ft² ... 43.5 m²

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 2026

4, 113 Bayford Road, Littlehampton
BN17 5HW
£125,000 – Leasehold



Council Tax Band – A **Energy Efficiency Rating** – D

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.



Glyn-Jones & Company are pleased to present to the market this recently re-decorated top floor apartment which is located within close proximity to Littlehampton seafront and town centre.

The accommodation comprises; an entrance hall with stairs to landing leading up to the open plan kitchen/living room/dining room. This space benefits from a brand new kitchen with integrated appliances and a breakfast bar. The living area also offers a bay window brings in plenty of natural daylight and useful eaves storage. The property offers a good sized double bedroom. The modern bathroom benefits a storage area which also offers provision for a washing machine. Benefiting from a full re-decoration, such as new carpets, the property also has double glazing and modern electric heating throughout. A further attribute is the property has 138 years remaining on the lease

Externally, residents benefit from a communal garden which has washing lines, a patio are and lawn. To the rear there is also non allocated off road parking. In our opinion, this would make an ideal first time/investment opportunity. NO FORWARD CHAIN



Littlehampton Office
4 Surrey Street, BN17 5BG
01903 739000
littlehampton@glyn-jones.com

4, 113 Bayford Road, Littlehampton BN17 5HW
£125,000 – Leasehold







Property Information - Tenure: Leasehold - 150-year lease from 24/6/15 (138 years remaining)

Maintenance: £2588.64 per annum (including building insurance and £150 reserve fund) Ground Rent: £150 per annum We recommend you have this verified by your legal representative at your earliest convenience.

Bayford Road is situated within Littlehampton town centre where all the local amenities including the shopping precinct and mainline railway station can be found.

Littlehampton's beach front and River Arun can be located within a few hundred metres. Further afield is the local leisure centre and Rustington village. There is also easy access to Worthing, Brighton and Portsmouth along the A259.







WITH OVER...
750
COMPANY REVIEWS NOW RECEIVED
At an Average rating of 4.9/5

Littlehampton Office
4 Surrey Street, BN17 5BG
01903 739000
littlehampton@glyn-jones.com