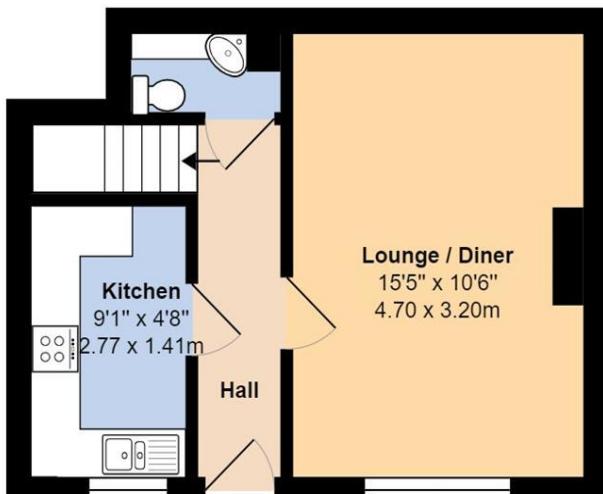
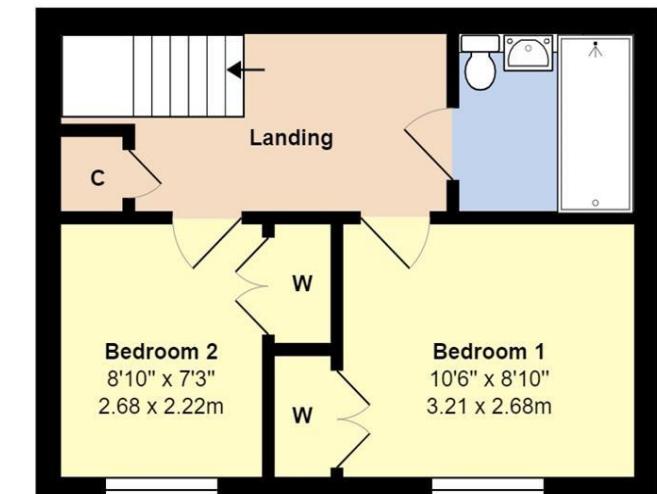


8 Winterton Lodge, Goda Road  
Littlehampton West Sussex BN17 6SY  
£165,000 - Leasehold



Ground Floor



First Floor

Total Area: 616 ft<sup>2</sup> ... 57.3 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 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 2024



Introducing this stunning retirement cottage offered for sale by Glyn-Jones and Company. This beautifully presented property has undergone extensive home improvements, showcasing a very high standard of finish throughout.

Upon entering, you are greeted by an entrance hall that leads to a spacious living room perfect for relaxing or entertaining guests. The recently fitted kitchen (as of March 2023) boasts a contemporary design with 'dove grey' high gloss units, carousel corner cupboards with swing out shelving trays, and a sleek marble effect worktop. The ground floor also features a convenient WC with built-in vanity units.

Heading upstairs, a galleried landing offers access to a large storage cupboard and two bedrooms, each with a double wardrobe for ample storage space. The modern shower room is a highlight, featuring quality fixtures and fittings, including an adjustable LED touch control mirror and a walk-in shower with stylish aqua board cladding.

Located in a desirable area, this property is ideal for those looking to retire in style. Situated close to various points of interest, residents can enjoy the convenience of nearby shops, restaurants, and leisure facilities. With easy access to transport links, exploring the surrounding area is a breeze.

WITH OVER...



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RECEIVED

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

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OVER...



COMPANY  
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At an Average rating of

4.9/5 ★★★★★



Littlehampton Office  
01903 739000  
www.glyn-jones.com

## 8 Winterton Lodge, Goda Road

**£165,000 - 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 – C**  
**Energy Efficiency – C (70)**

**Leasehold Information**

**Tenure: 125 years from 25<sup>th</sup> December 1987**

**Service Charge: £346.67 PCM**

**Ground Rent £50 per annum**

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.

WITH  
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