

61c Norfolk Road, Littlehampton  
 West Sussex, BN17 5HE  
 £185,000 – Leasehold



Total Area: 954 ft<sup>2</sup> ... 88.6 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



Glyn-Jones and Company are delighted to offer for sale this substantial split-level apartment occupying the entire top floor of this imposing building.

The accommodation comprises; a split-level entrance hall, two/three bedrooms, one/two reception rooms, a modern kitchen/breakfast room and bathroom. The property offers from gas fired central heating and double glazing.

Residents benefit from an allocated off road parking and the use of a large communal garden. A further attribute worth noting is the addition of no onward chain.

WITH OVER... **500** COMPANY REVIEWS NOW 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.

Glyn-Jones

Littlehampton Office  
 01903 739000  
 littlehampton@glyn-jones.com

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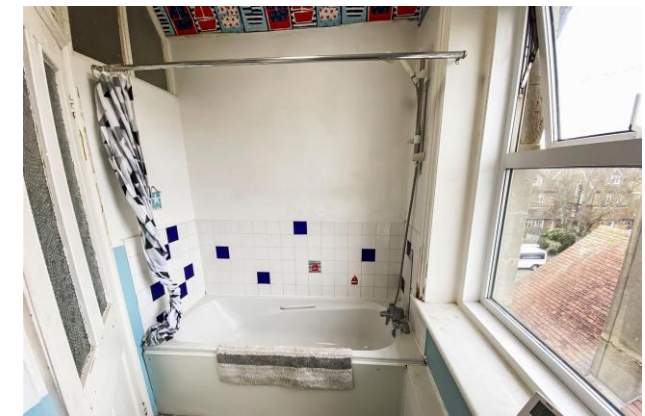
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The property is less than 5 minutes from Littlehampton's beach front, perfect for summer evening walks along the promenade. The property is also close to the doctor's surgery and many recreational facilities that include the East Beach Cafe, Golf course, Mewsbrook Park, Leisure centre, Harbour Park and The Windmill cinema and theatre. There are local primary and secondary schools, doctors and dentist surgeries which again are in the nearby vicinity.

The property is within one mile where the mainline railway station can also be found which provides links to Gatwick Airport and London Victoria.



Tenure: Leasehold – We are advised that there are approximately 126 years remaining on the lease (150 years from 25/03/2002). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £360.00 per annum  
Ground Rent: Zero

Energy Efficient Rating: D  
Council Tax Band: A



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