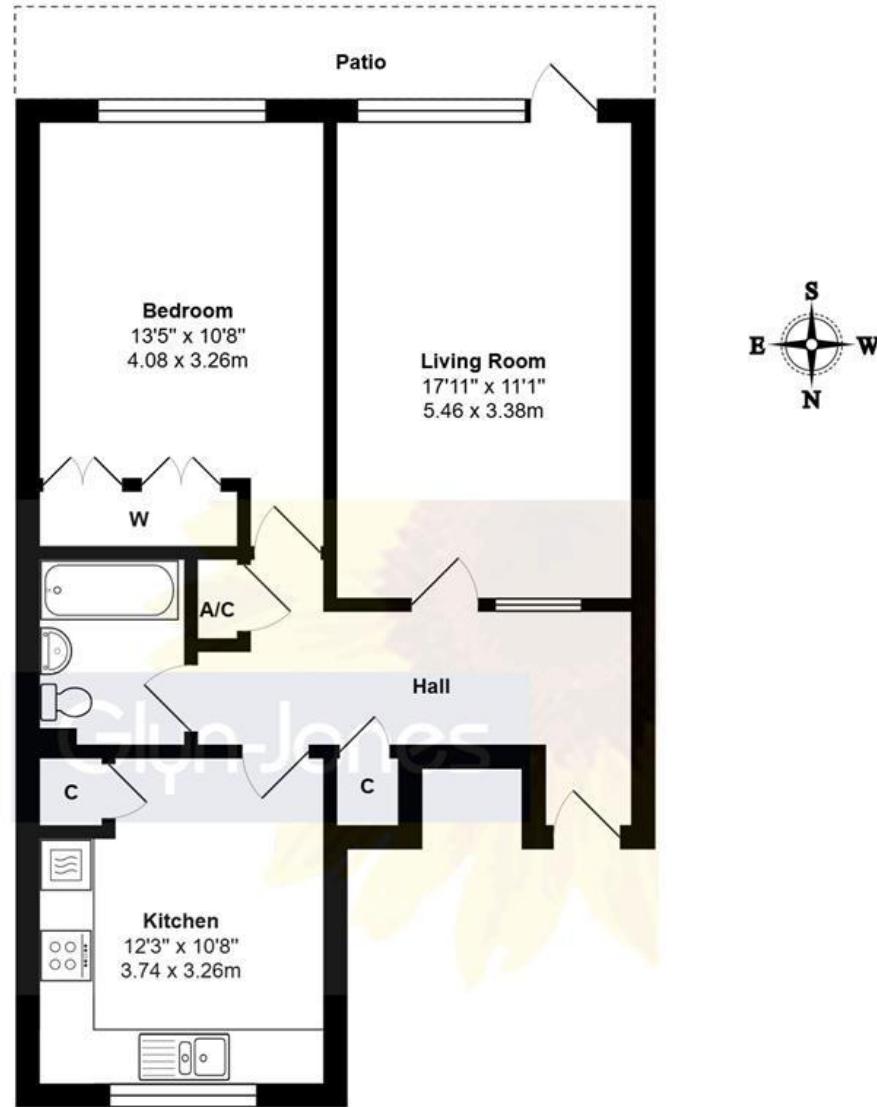




**7 Green Court, St. Catherines Road,  
Littlehampton BN17 5HR  
Offers Over £160,000 - Leasehold**



Total Approx. Floor Area 678 ft<sup>2</sup> ... 63.0 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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025

WITH OVER...



At an Average  
rating of

4.9/5 ★★★★★



Littlehampton Office  
01903 739000  
[www.glyn-jones.com](http://www.glyn-jones.com)



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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



**Glyn-Jones & Company are delighted to offer this spacious, purpose-built ground floor flat situated on Littlehampton sea front.**

The property features a bright south-facing lounge with a personal door leading to a patio area. The well-proportioned kitchen/breakfast room provides ample space for a dining table. There is a good-sized double bedroom complete with built-in wardrobes, and a bathroom.

Additional benefits include double glazing, gas-fired central heating, and a residents' allocated parking space.

Offered with no forward chain and the remainder of a 999-year lease, this property represents a fantastic opportunity for first-time buyers, downsizers, or investors alike.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

# 7 Green Court, St. Catherines Road, Littlehampton BN17 5HR Offers Over £160,000 - Leasehold



Tenure: Leasehold – We are advised that there are approximately 950 years remaining on the lease years from 1976.

You are advised to have this confirmed by your legal representative at your earliest opportunity

Maintenance Fee: £225 per calendar month.

Energy Efficiency Rating: C

Ground Rent: Inc in maintenance fees.

Council Tax Band: B

Green Court enjoys a superb coastal location, situated directly opposite Littlehampton seafront, offering easy access to the promenade, greensward, and award-winning beach. The property is also conveniently positioned within walking distance of Littlehampton town centre, with its range of shops, restaurants, and cafés, as well as Littlehampton railway station, which provides direct services to London, Brighton, and surrounding areas.

Local amenities include supermarkets, healthcare facilities, and bus routes, while nearby attractions such as Mewsbrook Park, the Harbour Park amusements, and the River Arun make this an ideal location for both relaxation and recreation.

