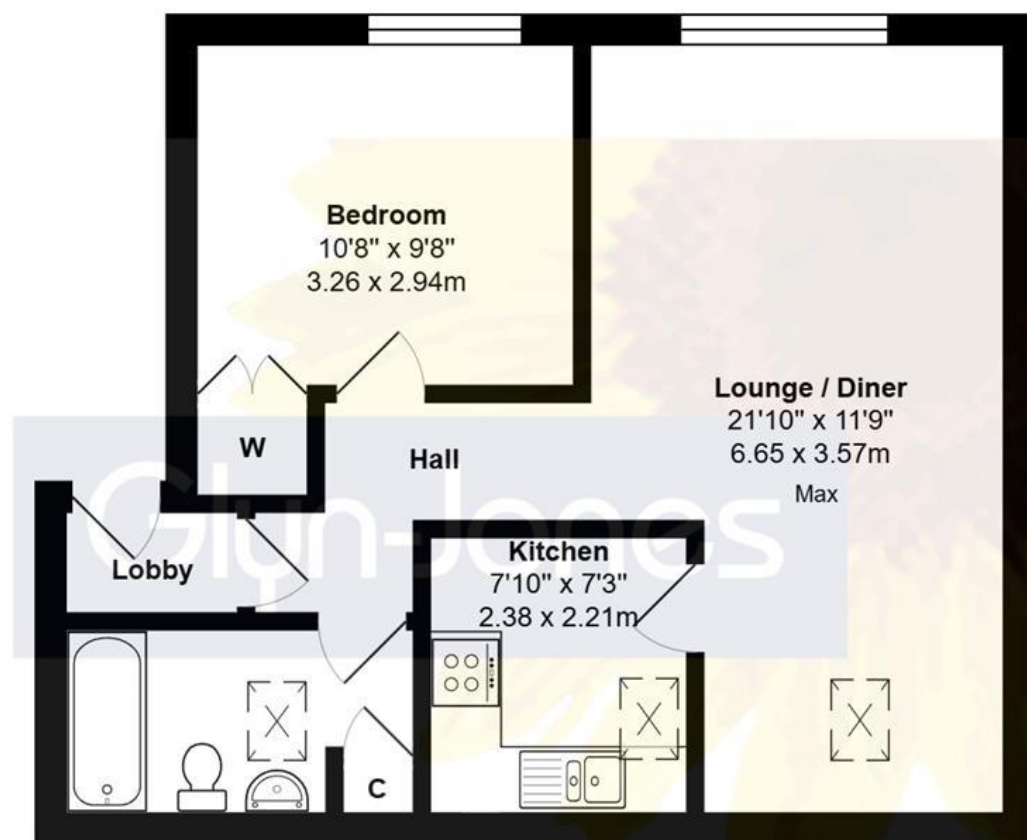




Second Floor

Total Area: 532 ft² ... 49.4 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

WITH OVER...



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
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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

9 Amenic Court, Church Street, Littlehampton BN17 5EN £130,000 – Leasehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this well-presented, purpose-built second-floor apartment.

The property comprises an entrance lobby, a hallway, a spacious dual-aspect lounge/diner, a fitted kitchen and a bathroom fitted with a shower. The apartment benefits from a double bedroom with built-in wardrobes, offering useful storage.

Further features include gas-fired central heating, neutral décor and carpets throughout, residents' parking and the added benefit of no forward chain.

An internal viewing is highly recommended to appreciate the accommodation and location on offer.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

9 Amenic Court, Church Street, Littlehampton BN17 5EN

£130,000 – Leasehold



Tenure: Leasehold – We are advised that there are approximately 80 years remaining on the lease (99 years from 31/01/2007). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £547.02 every six months

Buildings Insurance: £364.90 per annum

Energy Efficiency Rating: C

Ground Rent: £100.00 per annum

Council Tax Band: A

Amenic Court is situated on Church Street in the heart of Littlehampton.

The property is conveniently located for access to Littlehampton town centre and the seafront, with its attractive promenade, beach and marina. Littlehampton railway station is also nearby, providing regular services to surrounding towns and cities, including Worthing, Brighton and London via connecting routes.

