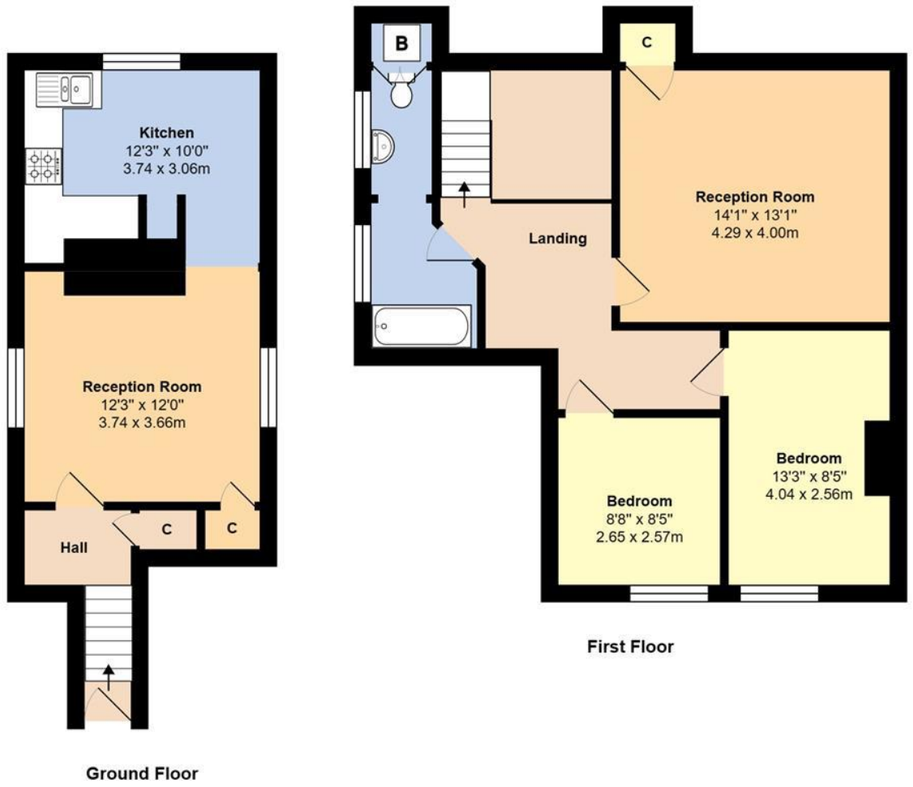


Total Area: 954 ft² ... 88.6 m²

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 Jtm 2024

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 advice and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

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

61c Norfolk Road, Littlehampton
West Sussex, BN17 5HE

£175,000 – Leasehold

Glyn-Jones



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 At an Average rating of 4.9/5 Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com

61c Norfolk Road, Littlehampton, West Sussex, BN17 5HE

£175,000 – Leasehold







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

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

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.







WITH OVER... 500 COMPANY REVIEWS
At an Average rating of 4.9/5

Littlehampton Office
01903 739000
www.glyn-jones.com