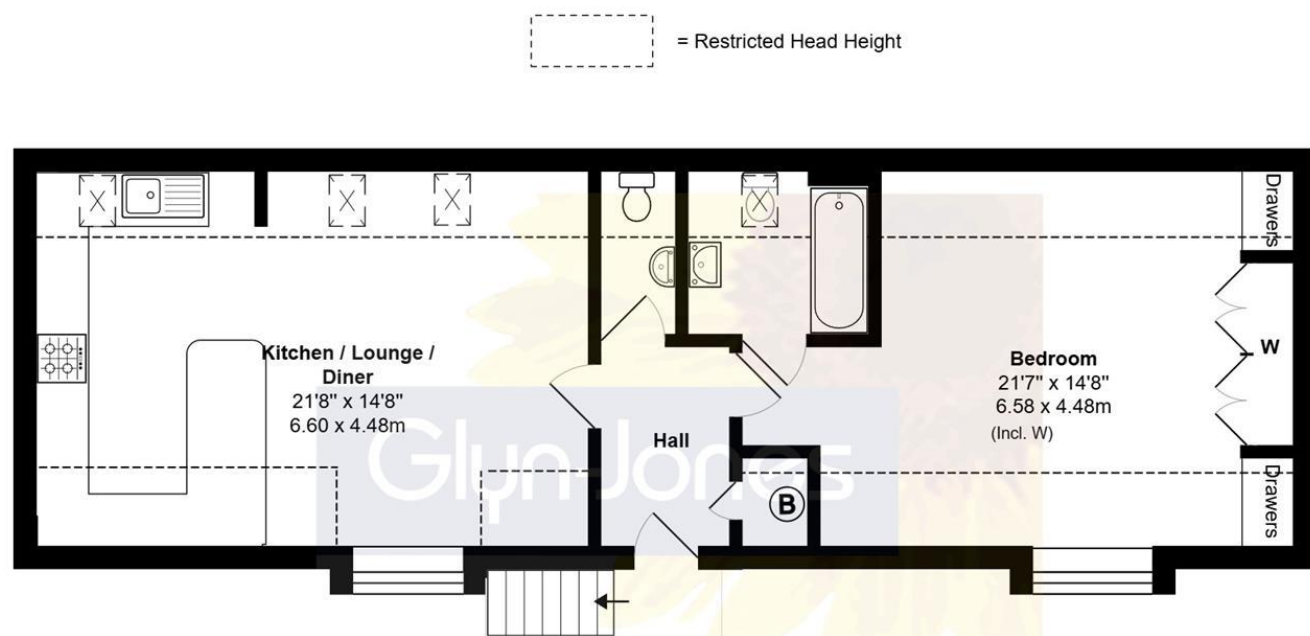


**38 Mariners Quay, River Road,
Littlehampton, West Sussex BN17 5DA
£180,000 – Share of Freehold**

Glyn-Jones



Top Floor

Total Area: 769 ft² ... 71.4 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



Glyn-Jones and Company are delighted to offer this spacious purpose built apartment, ideally suited to first-time buyers, investors or those looking to downsize, and offered for sale with the added benefit of no forward chain.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com



The well presented accommodation comprises a generous double bedroom featuring built-in wardrobes and an attractive raised box bay window, creating a bright and airy feel. The spacious open plan lounge/kitchen provides an excellent living and entertaining space, enhanced by a raised box bay window and Velux-style windows that flood the room with natural light. The kitchen area is fitted with a range of units offering ample storage, workspace and breakfast bar. The property further benefits from an en-suite bathroom serving the bedroom, together with a separate cloakroom/WC for guests. Additional features include an entrance hall with built-in cupboard, double glazing, gas fired central heating, a useful storage cupboard beneath the external staircase and the rare advantage of an allocated parking space. Offered with no forward chain, this excellent apartment presents an ideal opportunity to acquire a well proportioned home in a convenient location. Internal viewing is highly recommended to appreciate the size and accommodation on offer.

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.

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£180,000 – Share of Freehold



Mariners Quay is a popular residential development situated within the 'River Road' conservation area. The property is within walking distance of a variety of shops, cafés, restaurants and supermarkets, as well as Littlehampton's award winning beach, promenade and harbour.

Littlehampton railway station is also nearby, providing regular services to London Victoria, Brighton and Portsmouth, making the area ideal for commuters and those seeking a coastal lifestyle. The A259 and A27 are easily accessible, offering excellent road links to Worthing, Chichester and the surrounding areas.

The location is well placed for enjoying the town's leisure facilities, parks and riverside walks along the River Arun, making it an excellent choice for a wide range of buyers.



Tenure: Leasehold – We are advised that there are approximately 974 years remaining on the lease (976 years from 06/03/2024). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £525.00 per quarter

Ground Rent: Zero

Energy Efficiency Rating: D

Council Tax Band: B

AGENTS NOTE: The vendor informs us the property is due to have a new composite front door fitted.

