



Second Floor

Total Approx. Floor Area 757 ft² ... 70.4 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 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

Council Tax Band - A
Energy Efficiency Rating – TBC

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
01903 739000
www.glyn-jones.com



5 Marden House, Highfield Littlehampton, West Sussex BN17 7EU £43,750 (25% Share) - Leasehold



Glyn Jones and Company are delighted to offer a rare opportunity to purchase this spacious 25% (quarter share) shared ownership, second floor apartment.

The accommodation comprises of; an entrance lobby, a hallway, a dual aspect living room, a fitted kitchen/breakfast room, two bedrooms and a bathroom. The property benefits from electric heating and double glazing.

Residents of Marden house benefit from; well-tended communal gardens, an owners brick built shed and allocated off road parking.

In our opinion this would make an ideal first time purchase.

No forward chain.

5 Marden House, Highfield, Littlehampton, West Sussex BN17 7EU

£43,750 (25% Share) - Leasehold



Marden House is located within an area known as Highfield, which is located within three quarters of a mile from Littlehampton town centre, boasting a range of shops and restaurants.

Transport links to Chichester, Worthing and Brighton are accessible by the 700 bus, which stops at Anchor Springs regularly. Littlehampton train station is also located in the town centre.

The River Arun with its delightful bank sidewalks leading to the sea are also within close proximity.



Additional Property Information

Tenure: Leasehold – We are advised that there are approximately 125 years remaining on the lease from 20th February 1992 (91 years remaining).

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

Ground Rent: £10 Per Annum

Maintenance: £185.44 Per Annum

Rent Charge: £78.26 Per Week (approx.)

We recommend you have this verified by your legal representative at your earliest convenience.

