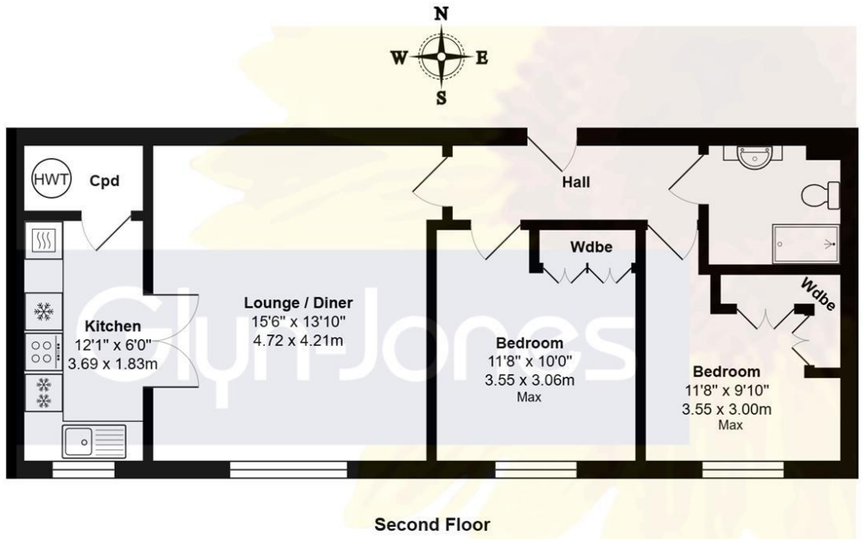
38 Francis Court, Church Street, Littlehampton BN17 5PY
£125,000 – Leasehold



Total Area: 646 ft² ... 60.0 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



Council Tax Band – C **Energy Efficiency Rating** – C

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

Glyn-Jones and Company are delighted to present this bright and spacious retirement apartment by McCarthy and Stone, ideally positioned on the second floor with convenient lift access.

The well appointed accommodation comprises a generous south facing living room, a fitted kitchen complete with integral cooker, hob, fridge and freezer, two bedrooms with built-in wardrobes, and a refitted shower room. Notably, all principal rooms enjoy a desirable south facing aspect, allowing for an abundance of natural light throughout the day.

The property further benefits from modern electric heating, double glazing, a large storage cupboard, and has recently undergone redecoration to the lounge and hallway.

NO FORWARD CHAIN.

WITH OVER... 750 COMPANY REVIEWS NOW RECEIVED At an Average rating of 4.9/5

Littlehampton Office
4 Surrey Street, BN17 5BG
01903 739000
littlehampton@glyn-jones.com

38 Francis Court, Church Street, Littlehampton BN17 5PY
£125,000 – Leasehold







Tenure: Leasehold – We are advised that there are approximately 106 years remaining on the lease (125 years from 14/10/2007).

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

Maintenance Fee: £tbc per annum Ground Rent: £495 per annum

Bayford Road is situated within Littlehampton town centre where all the local amenities including the shopping precinct and mainline railway station can be found.

Littlehampton's beach front and River Arun can be located within a few hundred metres. Further afield is the local leisure centre and Rustington village. There is also easy access to Worthing, Brighton and Portsmouth along the A259.







WITH OVER...
750
COMPANY REVIEWS NOW RECEIVED
At an Average rating of 4.9/5

Littlehampton Office
4 Surrey Street, BN17 5BG
01903 739000
littlehampton@glyn-jones.com