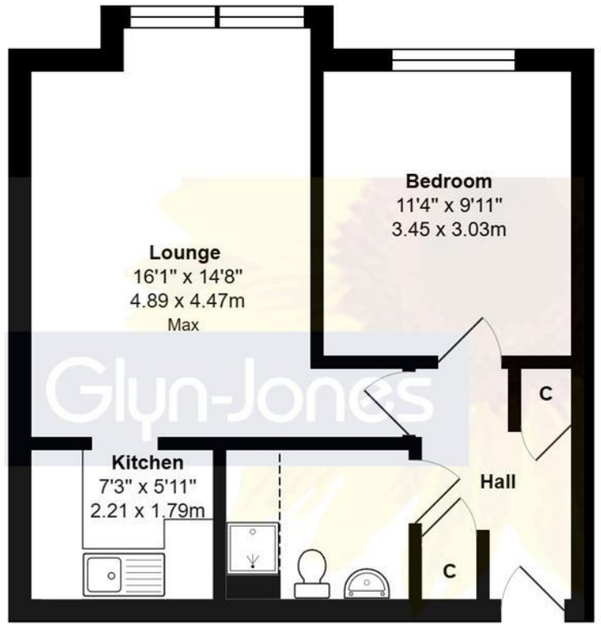


First Floor

Total Approx.Floor Area 457 ft² ... 42.5 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 2026

Council Tax Band – A **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.

WITH OVER... 750 COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

29 St Catherines Court, Irvine Road, Littlehampton, BN17 5HP

£70,000 – Leasehold



Glyn Jones and Company are delighted to offer for sale this well-presented first floor age-restricted apartment, which has been fully redecorated and newly carpeted throughout, with new flooring also fitted in the kitchen and bathroom. The property offers comfortable and convenient living accommodation, ideal for those seeking an independent lifestyle within a supportive community.

The accommodation briefly comprises an entrance hall with useful built-in storage cupboards, a bright and spacious living room, a fitted kitchen, one good-sized double bedroom and a shower room. The apartment benefits from electric heating, including off-peak night storage heaters and a recently fitted front door which meets the current fire safety regulations.

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

29 St Catherines Court, Irvine Road, Littlehampton, BN17 5HP

£70,000 – Leasehold







Tenure: Leasehold – We are advised that there are approximately 58 years remaining on the lease (99 years from 01/01/1986). You are advised to have this confirmed by your legal representative at your earliest opportunity.

Maintenance Fee: £329.00 (2026-2027) including water rates, buildings insurance, maintenance of the exterior of the building, window cleaning, gardens, lift, cleaning of communal areas, use laundry room, Careline call system and communal lounge.

AGENTS NOTE: The vendor informs us the scheme benefits from a perpetual lease issued by Orbit housing in 1985 for a period of 99 years. This can be renewed for a further 99 years when there is one year left remaining on the current lease. There is no charge for the renewal of the lease, but there may the owner may incur legal/administration charges.

Residents enjoy the use of a range of well-maintained communal facilities, including a well-appointed communal lounge with kitchenette, laundry room and the services of an on-site house manager. Further benefits include permit parking, a 24-hour Careline pull-cord system for added peace of mind and a communal TV licence scheme.

St Catherine's Court is ideally situated in the popular seaside town of Littlehampton, offering a convenient position within easy reach of the town centre. Residents can enjoy a wide range of local amenities, including supermarkets, cafés, restaurants, and independent shops, as well as excellent transport links via Littlehampton railway station, providing direct services to London, Brighton, and surrounding coastal towns.







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750
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